

BY REGISTERED POST WITH A.C. DIS

FROM

The Member Secretary,
Chennai Metropolitan
Development Authority,
No. 1, Gandhi Irwin Road,
CHENNAI - 600 006.

TO

Edra S. Prabhakaran,
President, ^{Mrs.}
No. 92/14, Nagajoshi Apartments,
T.N. Krishna Nagar,
Chennai-600 070.

Letter No. **3/11444/2002**

Dated: **26-04-2002**

Sir/Madam,

Sub: **CMIA - Area Plans Unit - Planning Permis-
sion - Proposed additions to the existing
GP-2F, 2ND Allotted Flats at Block No. 92,
Nagajoshi Apartments, Anna Nagar Western
Extension in S.No. 164/2pt, Nagappair village -
Sanction of Development Charge and other
charges - Requested - Regarding.**

Ref: **FPA received in SAC No. 213/2002, dt. 13-3-2002.**

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**The Planning Permission Application and Revised Plan
received in the reference cited for proposed additions to the
existing Ground + 2 Floors 2ND allotted Flats at Block No. 92,
Nagajoshi Suburb Apartments, Anna Nagar Western Extension in Survey
No. 164/2 part of Nagappair Village is under scrutiny.**

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To process the applicant further, you are requested to remit the
following by ~~cash~~ separate Demand Draft of a Nationalised Bank
in Chennai City Office in favour of Member-Secretary, Chennai
Metropolitan Development Authority, Chennai - 6, at cash counter
(between 10.00 A.M. and 4.00 P.M.) in CMIA and produce the
duplicate receipt to the Area Plans Unit, 'B' Channel in CMIA.

1) Development charges for
land and building under
Sec. 39 of T&CP Act, 1974

**Rs. 6000/-
(Rupees six thousand only)**

13) scrutiny Fee

: **—**

- iii) Regularization charges : Rs. —
- iv) Cost of supervision charges (i.e. equivalent last cost in lieu of the space to be reserved and handed over as per DCI (9)51(8)1979(4)-II(vi./17(a)-2) : Rs. —
- v) Security Deposit (for the proposed development) : Rs. **20,000/-**
(Rupees twenty nine thousand only)
- vi) Security Deposit (for display board with upflow filter) : Rs. —
- vii) Security Deposit (for display board) : Rs. **10,000/-**
(Rupees ten thousand only)

NOTE: 1) Security Depositors refundable amount without interest on claim, after issue of completion certificate by DMIA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, security deposit will be forfeited.

Security Deposit for Display Board is refundable when the Display Board as prescribed in the format is put up at the site under reference. In case of default security deposit will be forfeited and action will be taken to put up the Display Board.

111) In the event of the Security Deposit is not claimed within a period of 3 years, from the date of residence, the Security Deposit shall be forfeited without any further notice.

2. Payments received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (however no interest is collectable for Security Deposits).

3. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

You are also requested to comply the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under RCR 26(III):
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
 - ii) In case of Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.
 - iii) A report in writing shall be sent to CM&A by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to CM&A when the building has reached upto plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan.
 The Licensed Surveyor and Architect shall inform this authority immediately if the contract between him/ them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
 - iv) The owner shall inform CM&A of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CM&A that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
 - v) On completion of the construction, the applicant shall intimate CM&A and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CM&A.
 - vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he/she should enclose a copy of the completion certificate issued by CM&A along with his application to the concerned Department/Board/Agency.
 - vii) When the site under reference is transferred by way of Sale/lease or any other means to any person before completion of the construction, the party shall inform CM&A of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the planning permission.

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- viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible.
- ix) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for a cancellation and the development shall, if any will be treated as unauthorized.
- x) The new building should have adequate proof over head tanks and walls.
- xi) The structure will be avoid abutment, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CM&A should be adhered to strictly:
 - a) Undertaking (in the format prescribed in Annexure -BIV to DCR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, CPA Holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Group Developments.

3) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs.36,600/- (Rupees thirty six thousand six hundred only) towards water supply and sewerage infrastructure improvement charges.

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The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the Authority of the prepayment of the Development charge and other charges etc., shall not entitle the person to the planning permission but only refund of the Development charge and other charges (excluding security fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DMR, which has to be accepted before getting the planning permission or any other person provided the a objection is not concerned and also for refund to be by the applicant.

Yours faithfully,

A. S. Srinivasan
for MEMBER SECRETARY.

Encl: Copy of Display form.

Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CIDA, Chennai - 600 009.

2. The Commissioner,
Mettur Municipality,
Mettur,
Chennai - 600 035.

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