

TO BE CIRCLED FOR ADDRESS

From
The Member Secretary
Chennai Metropolitan
Development Authority,
No. 1, Gandhi Iyank Road,
Egmore, Chennai - 600 008

To
Mrs S. P. Athanasian,
No. 21/2, Perambalur High Road,
Perambalur,
Chennai - 600 011.

Letter No. 2610/1991

Dated 10-11-1991

Sr.

Sub: CMDA - Area Plans Unit - Planning Permission - Proposed
Construction of 2+1/2 store residential
building with 6 dwelling units and basement
SITE at Opposite, Perambalur High Road, Block
2 & 1/2, State No. 150 - Perambalur - Perambalur
of Chennai - 600 011.

Ref: 1) MTA received in SPC No. 5804 8-7-1991
2. T.O. dated 10-11-1991
3. Your Lr. dt. 3-10-1991 along with revised plans

DESPATCHED

The Planning Permission Application and Revised Plan received in the
reference cited for proposed construction of 2+1/2 store residential building with 6 dwelling
units and basement at opposite: 21/2, Perambalur High
Road, Block 2 & 1/2, State No. 150 - Perambalur village, Chennai
is under scrutiny. To process the application further, you are requested to send the
following by (cash) separate Demand Draft of a Nationalised Bank in Chennai City
drawn in favour of Member Secretary, CMDA, Chennai-8, at each counter (between
10.30 a.m. to 4.00 p.m.) in CMDA and produce the duplicate receipt to the Area Plans
Unit, 1st Chennai in CMDA.

- i) Development charges for land and building under Sec. 19 of T&CP Act 1973 : Rs. 1,000/-
(Receipt Chennai Metropolitan Authority only)
- ii) Sanitary Fee : Rs. 400/-
(Receipt Chennai Metropolitan Authority only)
- iii) Regularisation charges : Rs. ---
(Receipt ---)
- iv) Open Space Reservation Charges : Rs. ---
(i.e. equivalent land cost in lieu of the space to be reserved and handed over as per MCR 19-84 (VI) 1984-85 (01/1989))
(Receipt ---)

- v) Security Deposit for the proposed Development) : Rs. 3,00,000/- (Rupees Three Lacs) *1000000/- (Rupees Ten Lakhs only)*
- vi) Security Deposit for Septic Tank with Upflow Filter) : Rs. (Rupees) _____
- vii) Security Deposit for Display Board : Rs. 10,000/- (Rupees Ten Thousand only)

NOTE:

i) Security Deposit are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/variation/change of use of any part or whole of the building/site to the approved plan, Security Deposit will be forfeited.

ii) Security Deposit for display board is refundable, when the display board as prescribed in the format is put up in the site under reference. In case of default, Security Deposit will be forfeited and action will be taken to put up the Display Board.

iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of issuance, 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 realized along with the charges due (however an interest is collectible for Security Deposits).

3) This papers would be returned unapproved if the payment is not made within 30 days from the date of issue of this letter.

4) 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 DCR 2(b) II:

- 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 name/address and contact letters should be furnished.



- (10) A report in writing shall be sent to CMDA 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 CMDA 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/their and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
- (11) The owner shall inform CMDA at any instance of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA 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 newly appointed.
- (12) On completion of the construction, the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
- (13) While the applicant makes application for service connection such as Electricity, Water supply, Sewerage, Gas etc should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.
- (14) 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 CMDA of such transaction and also the name and address of the person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions to the planning permission.
- (15) In the Open Space within the site, trees should be planted and the existing trees preserved to the extent possible.
- (16) If there is any false statement/suppression or any misrepresentation of fact in the application/planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.
- (17) The new building should have mosquito proof over head tanks and wells.

- xi) The sanction will be void ab-initio if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
 - a) Undertaking (in the format prescribed in Annexure-31V to DCR) a copy of it enclosed in Bx.1W- stamp paper duly executed by all the land owners, GPA Holders, builders and promoters separately. The undertakings shall be duly stamped by a Notary Public.
 - b) Details of the proposed development duly filled in the format enclosed for display at the site in case of Special Buildings and Group Developments.

5) 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. 10,000/- (Ten thousand rupees) towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec 6 (a)(i)-a of CMWSB Amendment Act 1998 read with Sec 81 (2) (d) of the Act. As per the CMWSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSB resolution No.456/98, CMDA is empowered to collect the amount on behalf of CMWSB and transfer the same to CMWSB.

and eight hundred rupees

11) Four copies to be retained showing the sewer well at 7.50m height at gate.

The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, shall not entitle the person to the planning permission, but only refund of the Development Charges and other charges (excluding Servatory Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, which have to be complied before getting the planning permission or any other person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,



By MEMBER-SECRETARY.




Enc: Copy of Display Form at

Copy to:-

1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 098.
2. The Commissioner,
Corporation of Chennai,
Rajapur Buildings,
Chennai-600 093.
3. The Commissioner/
Executive Officer,

Town Development Management &
Packaging Division.