

TO: CHIEF ENGINEER, TAMIL NADU STATE ROAD CORP.

To

From

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K. K. Thirumalai and Kuttiman (R.A.)

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
No. 7, Valluvar Street,  
Chennai, Chennai - 600 008.

D. no. T. Rajagopal St.  
Vijayalakshmi Puram  
Ambalur, ch-53.

Letter No. S3/31011/01

Date: 3/2008  
1/2008

Sir/Madam,

Sub: Chennai Metropolitan Development Authority -  
Area Plans Unit - Planning Permission - proposal

contn. of A+SP sub. city for 11.5 units at  
P. no. 35, D. no. 10, Ramalingam Road, Sri  
Krishnapuram Estn. Ch. S. no. 550/20, 50 & 64

Ref: (1) PPA received in SPO No. (T.S. no. 44, S. no. 13 of  
B.T.O. dt 20/9/2007 and (Ambalur village  
R.P. received dt 2/12/07

The Planning Permission Application and Revised  
Plan received in the reference <sup>filed</sup> cited for the proposal  
contn. of A+SP sub. city for 11.5 units at P. no. 35, D. no. 10  
Ramalingam Road, Sri Krishnapuram Estn. S. no. 550/20, 50 & 64  
T.S. no. 44, S. no. 13 of Ambalur village.

is under scrutiny. To process the application further, you  
are requested to remit the following by <sup>fresh</sup> separate  
draft of a Nationalised Bank in Chennai City drawn in  
favour of Member-Secretary, CMDA, Chennai-0, at cash counter  
(between 10 a.m. to 4 p.m.) in CMDA and produce the duplicate  
receipt to the Area Plans Unit, 'B' Chennai in CMDA.

- i) Development Charges for land and building under Sec. 50 of TAMP Act 1971 : a. 12,000/- (Payable Twelve Hundred only)
- ii) Security Fee : a. 900/- (Payable nine Hundred only)
- iii) Regularisation charges : a. \_\_\_\_\_ (Payable \_\_\_\_\_ only)

Handwritten notes on the left margin, including 'To Chief Engineer' and 'S3/31011/01'.

Stamp: DESPATCHED

- iv) Open Space Reservation Charges  
i.e. equivalent land cost in 1960 of the space to be reserved and handed over as per DGA 1960-1 (VI) 1960-114-11113-3
- v) Security Deposit for the proposed Development. *Rs. 45,000/- (Charges forty five thousand only.)*
- vi) Security Deposit for supply tank with arbor filter. *Rs. 11,000/- (Charges eleven thousand only.)*
- vii) Security Deposit for Display Board. *Rs. 10,000/- (Charges ten thousand only.)*

**NOTE:**

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

ii) Security Deposit for display Board is refundable when the display board is prescribed in the format is put up in the site underreference. 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 remittance, the Security Deposit shall be forfeited without any further notice.

2) Payment 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 i.e. (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.

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 DGA 1960-114-

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.

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ii) In case of Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and contact letters should be furnished.

iii) A report in writing shall be sent to OMSA by the Architect/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 OMSA 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 OMSA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to OMSA that he has agreed for supervising the work under reference and indicate 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.

v) On completion of the construction, the applicant shall intimate OMSA and shall not occupy the building or permit it to be occupied until a complete certificate is obtained from OMSA.

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 OMSA 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 mode to any person before completion of the construction, the party shall inform OMSA 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 in these conditions to the planning permission.

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 representation or any misrepresentation made in the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.

- 1) The new building should have mosquito proof over head tanks and walls.
- 2) The sanction will be void ab initio if the conditions mentioned above are not complied with:
- 3) Rain water conservation measures notified by CDMA should be adhered to strictly:
- a) Undertaking (in the format prescribed in Annexure-III to DM) a copy of it enclosed in B.10/- Stamp Paper duly executed by all the land owners, GFA 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 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.

to cover water supply and sewerage infrastructure improvement charges.

5 a. you are reqd. to furnish 5 copies of R-F copy with the following.

metric conversion for lth, diameter in site plan at front and corner wrongly indicated as 24'-0" instead of 8' 24'-7".

5 b) copy of approved layout duly attested by local body (OW) DTAP officials to be furnished.

The issue of planning permission depend on the compliance/fulfilment of the conditions/requirements stated above. The acceptance by the authority of the requirement 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 (including operating fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of ECR, which has 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,

for MEMBER SECRETARY.

APR/3

encl: Copy of Display Form.

Copy to:-

1. The Senior Accounts Officer,  
Accounts (Main) Division,  
CND, Chennai-600 004.
2. The Commissioner,  
Corporation of Chennai,  
Kippes Buildings,  
Chennai-600 005.
3. The Commissioner, *Arundhar Municipality,*  
Executive Officer, *Arundhar, ch-63.*

*of*

Town Panchayat/Municipality/  
Municipal Union.