

BY REGISTERED POST WITH A.C.



From

The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
CHENNAI - 600 008.

To

The Vice President
SANGAM Charities
No.116, Gowindappa Naicken street,
Egmore,
Chennai - 600 008

Letter No. **200(1) / 2008/2008**
Sir/Madam,

Dated: 16.7.2008

Sub: CHDA - Area Plans Unit - Planning permission
proposed construction of Basement Floor + Ground
Floor + 3 floors shop cum office building along
with existing Ground Floor + 3 floors Hostel
building at New Door No. 6, Vennala Road
R.S.No. 062, Block No. 40 of Egmore, Chennai -
Conditions of Development Charges charges and
other charges - Regarding

Ref: Planning permission application received in SAC
No. 302, dated 16.7.2008

The Planning permission application and revised plan
received in the reference cited for the proposed construction of
Basement Floor + Ground Floor + 3 floors shop cum office building
along with existing Ground Floor + 3 floors Hostel Building at
New Door No. 6, Vennala Road, R.S.No. 062, Block No. 40 of Egmore
Chennai is under scrutiny.



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

- 1) Development charges for
land and building under
Sec.50 of MDP Act, 1971 : Rs. 1,00,000/- (Rupees one lakh
five thousand only)
- 11) Surveying fee : Rs. 4,000/- (Rupees four thousand
only)

- iii) Regularisation charges : Rs. _____
- iv) Open space Reservation charges (i.e. equivalent land cost in lieu of the open to be reserved and handed over as per DCR 19(5)(II)(VI)(9)(a)-II(VI)/17(a)-9) : Rs. _____
- v) Security Deposit (for the proposed development) : Rs. **2,07,000/- (Rupees two lakhs seven thousand only)**
- vi) Security Deposit (for septic tank with upflow filter) : Rs. _____
- vii) Security Deposit (for display Board) : Rs. **10,000/- (Rupees ten thousand only)**

NOTE:

- 1) Security Deposits are 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 of 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 3 years, from the date of receipt, 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 18% per annum (i.e. 1.5% 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 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 RCR X(2)(ii)
- i) The construction shall be undertaken as per sanctioned plans only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
- ii) In cases 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 Architects/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 supervision 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 proposed to those 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, suppression or any misrepresentation of facts in the application, planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have adequate proof over head tanks and walls.
- xi) The sanction will be void abinitio, 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 Schedule -XIV to DCR) a copy of it enclosed in Rs.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.

2,52,400/- (Rupees

~~two lakhs sixty two thousand four hundred only~~) improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec.64(a) of CMDR Amendment Act 1975 read with Sec.84(2)(d) of the Act. As per the CMDR Infrastructure Development charge (levy and collection) Regulation 1998 passed in CMDR resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMDR and transfer the same to CMDR.

6. You are requested to furnish the revised plan on the following:
1. Revised plan showing the slope of ramp as 1%
 2. The Head room height of basement floor should not exceed 2.40
 3. The sectional plan to be drawn correctly with reference to it detailed floor plan.
 4. Stair case Head room and stair case at terrace floor (access to lift machine room) is not permissible.
 5. Additional sump to collect sullage water and GWT apartments (3 Nos.) (a) for water from sullage sump to toilet. (b) bathing and washing (c) for cooking and drinking and provision for solar energy capture.

The issue of planning permission depend on the compliance/fulfilment of the conditions/requirements stated above. The receipted by the authority of the prepayment of the Development charge and Other charges etc., shall not entitle the persons to the planning permission but only refund of the Development charge and Other charges (excluding Secretary fees) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, 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 applicants.

Yours faithfully,

Sd/-
for SECRETARY.

Encl: Copy of Display Formet

- Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CHSE, Chennai - 600 008.
- 2. The Commissioner
Corporation of Chennai
Chennai - 600 003

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