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From

To

The Member Secretary,
Chennai Metropolitan
Development Authority,
No. 4, Gandhi Irwin Road,
CHENNAI - 600 008

Thiru Mehul H. Doshi & Mrs. Radha Devi
No. 3H, Century Plaza,
No. 560, Annasalai, Teynampet,
Chennai - 600 018

Letter No. C3/

Dated:

17079/2002

3.4.2003

Sir/Madam,

Sub: CMDA - Planning Permission - Proposed/
Additional Construction of

Basement floor +
Ground floor + 9 floors for office building at
R.S.No. 387/3 & 387/5 Door No. 156, Ponnasallee High
Road, Kilpauk, Chennai - 10 - Remittance of Development
charges and other charges - request - regarding

Ref:

- 1) Planning permission application received in
on 16.5.2002
- 2) This office lr. to Government dt. 20.12.2002
- 3) Government letter (MS) No. 36, HAUD, dept, dt.
11.3.2003

The Planning Permission Application received in the
reference cited for proposed/additional construction of

Basement Floor +
Ground floor + 9 floors for office building at R.S.No. 387/3 & 387/5
Door No. 156, Ponnasallee High Road, Kilpauk, Chennai - 10

is under process. To process the application further, you are
requested to remit the following by separate Demand Drafts
of a Nationalised Bank in Chennai City drawn in favour of Member-
Secretary, CMDA, Chennai - 600 008 at Cash Counter (between 10.00 A.M.
and 4.00 P.M.) in CMDA and produce the duplicate receipt to the Area
Plans Unit, Chennai, Area Plans Unit, Chennai Metropolitan Development
Authority.

The charges have been worked at after adjusting the cash
payment made by you in the cited site in the reference for the earlier
Development charge for land and building under Sec.59 of
the T&CP Act, 1971. Planning permission in the site
under reference.

ii) ^{BHANA} Sorutiny fee

Rs. 1,11,500/- (Rupees one lakh
eleven thousand five hundred only)

iii) ^{admitt} Regularisation charge

Rs. 3500/- (Rupees three thousand
and five hundred only)

iv) Open space Reservation charge :
(i.e. equivalent land cost in
lieu of the space to be reserved
and handed over as per DCR 19(a)
(iii), 19(b)I

3(vi)V/18, 19b-II (vi)/17(a)-9

* 4) Earlier planning permission issued in this office lr.

No. B2/36258/2002, dt. 11.6.2002

5) This office EC advice No. B2/36258/2002, dt.

- iv) Security Deposit (for the proposed development) : **Rs. 6,80,000/- (Rupees six lakhs eighty thousand only)**
- v) Security Deposit (for septic tank with upflow filter) :
- vi) Security Deposit for Display Board : **Rs. 10,000/- (Rupees ten thousand only)**
- Balance*
- vii) Infrastructure Development charge payable to CMWSSB : **Rs. 2,74,700/- (Rupees two lakhs seventy four thousand seven hundred only)**

(DD should be drawn in favour of Managing Director, CMWSSB, Chennai -2).

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by CMDA. 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. Further, if the Security Deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

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

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.

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 cases of Multi-storeyed Building both qualified Architect and qualified structural Engineer who should be a Class -I Licensed Surveyor shall be associated and the above information to be furnished.

- a) iii) A report to writing shall be sent to Chennai Metropolitan Development Authority 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/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 Chennai Metropolitan Development Authority of any change 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 exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
- v) 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.
- vi) While the applicant makes application for service connection such as Electricity, Water supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA 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 CMDA 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.
- 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 applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over head tanks and wells.
- 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.

