


BY REGISTERED POST WITH ACK. DUE

From

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

To


Thiru V.S. Suresh (POA),
No.17, Poes Road,
2nd Street,
Teynampet,
Chennai-600 018.

Letter No. B/6981/2003

Dated: 09-05-2003

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permission -
Proposed construction of GF+3F Residential
Building at Old Door No.3, New Door No.5,
Postal Colony 2nd Main Road, West Mambalam,
T.S.No.70, Block No.43, Kodambakkam, Chennai -
Remittance of charges - Regarding.

Ref: PPA received in SBC No.223/2003, dated 17-3-2003.

- 111 -

The Planning Permission Application received in the
reference cited for the proposed construction of Ground+3 Floors
Residential Building at Old Door No.3, New Door No.5, Postal Colony
2nd Main Road, West Mambalam, T.S.No.70, Block No.43, Kodambakkam,
Chennai is under scrutiny.

To process the applicant further, you are requested to remit the
following by **four** separate Demand Draft of a Nationalised
Bank in Chennai City drawn in favour of Member-Secretary, Chennai
Metropolitan Development Authority, Chennai -5, 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, 'B' Channel in CMDA.

- | | |
|---|--|
| i) Development charges for
land and building under
Sec.59 of T&CP Act, 1971 | : Rs. 9,500/-
(Rupees nine thousand five
hundred only) |
| ii) Scrutiny fee | : Rs. 700/-
(Rupees seven hundred only) |

- iii) Regularisation charges : Rs. ---
- iv) Open space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(b)I(VI)19(b)-II(VI)/17(a)-9) : Rs. ---
- v) Security Deposit (for the proposed Development) : Rs. **38,000/-**
(Rupees thirty eight 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:

- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of while 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 remittance, 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.

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 OCA 7(b)III
 - i) The construction shall be undertaken as per mentioned 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 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 OCA by the Architect/Class -I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the mentioned plan. Similar report shall be sent to OCA 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 OCA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to OCA 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 OCA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from OCA.
 - 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 OCA, 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 OCA 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 purposal 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 application, planning permission will be liable for a 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:
- Undertaking (in the format prescribed in Annexure -XIV to DCR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, GPA Holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - Details of the proposed development duly filled in the format enclosed for display at the site in cases 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. **48,000/-**

(Rupees forty eight thousand only)

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(xii)a of CMWSSB Amendment Act 1998 read with Sec.81(2)(jj) of the Act. As per the CMWSSB Infrastructure Development charge (levy and collection) Regulation 1998 passed in CMWSSB resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB.

6. You are also requested to furnish 5 copies of revised plans rectifying the following defects and also to submit the following particulars.

- The Building Plans set backs dimensions east to west on the northern side do not tally with the site dimension. Therefore, the side set back at North-West corner shall be corrected as 4.63mtr. instead of 4.65mtr.
 - Cross sectional plan needs marginal correction.
 - Grading of 1 in 20 shall be indicated in the set back spaces towards percolation trench.
 - Terrace floor plan in respect of parapet wall shall be correctly drawn on the eastern side.
 - Door to access terrace floor shall be shown.
 - Dwarf wall of 75mm height shall be shown across the gates in the site plan.
 - Copy of sanctioned building plan issued by Corporation of Chennai for the Plot No.68 vide P.200/70, dated 12-03-1970, duly attested by Corporation Official shall be submitted.

The issue of planning permission depend on the compliance/fulfilment of the conditions/payments 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 Scrutiny fee) 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 applicant.

Yours faithfully,

[Signature] 13/5
for MEMBER SECRETARY.

Encl: Copy of Display format

Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai -600 008.

2. **The Commissioner,
Corporation of Chennai,
Ripon Buildings,
Chennai-600 003.**

sr.12/5.