

BY REGISTERED POST WITH ACK. DUE

From

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

To

  
Tmt. Ruby Manoharan.K  
No.240, Velachery Road,  
Selaiyur,  
Chennai-600 073.

Letter No.B 2/20186/2003

Dated: 18.12.2003

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning permission  
- Proposed construction of Ground + 3 floors  
36 dwelling units Residential building at  
Door No.84, M.K.N. Road, Old S.No.105/A1,  
T.S.No.1&2, Block No.24, Ward 'H' of Velachery  
Village, Alandur Municipality - Remittance  
of Development Charge & Other charges -  
Requested - Regarding.

Ref: PPA received in SBC No.635/2003,  
dated.30.7.2003.

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The Planning Permission Application and Revised plan received in the reference cited for proposed construction of Ground + 3 floors Residential building with 36 dwelling units at Door No.84, M.K.N. Road, Old S.No.105/A1, T.S.No.1&2, Block No.24, Ward 'H' of Velachery Village, Alandur Municipality is under scrutiny.

To process the applicant further, you are requested to remit the following by ~~six~~ separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of Member Secretary, Chennai Metropolitan Development Authority, Chennai -8, 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. 33,000/- (Rupees Thirty three thousand only)
- ii) Scrutiny fee **Balance** : Rs. 2,000/- (Rupees Two thousand only)



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**1.1.1. Security Deposit (For the proposed development)**

Security Deposit (For the proposed development)

The Security Deposit shall be paid by the applicant to the Council within 14 days of the date of the grant of planning permission. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development.

Security Deposit (For the proposed development)

**1.1.2. Security Deposit (For the proposed development)**

Security Deposit (For the proposed development)

**1.1.3. Security Deposit (For the proposed development)**

Security Deposit (For the proposed development)

**1.1.4. Security Deposit (For the proposed development)**

Security Deposit (For the proposed development)

1.1.5. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development.

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1.1.7. In the event of the Security Deposit being not used within a period of 3 years from the date of payment, the Security Deposit shall be returned to the applicant by the Council.

1.1.8. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development.

1.1.9. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development. The Security Deposit shall be held by the Council and shall be used to meet the costs of the Council in connection with the proposed development.



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 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 CMDA 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 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 CMDA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA 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 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/she should enclose a copy of the completion certificate issued by CMDA also on 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 make and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purposed 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:
  - a) 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.
  - b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Ground 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.

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 Department 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.

**5) You are also requested to furnish the 5 copies of plan as submitted dated. 7.10.2003.**





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 by only refund of the Development charges 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,

*M. k. Krishnamoorthy*  
for MEMBER SECRETARY. 19/12/03

19.12.03

Encl: Copy of Display format

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

2. **The Commissioner,  
Alandur Municipality,  
Alandur.**

sd/18/12.