

RE REGISTERED POST WITH ACK. 212

From

To

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

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Mrs. S. Subramanian & Others,
GSA Holders for
Mrs. K. Sripeera Sub.
No.1054, 41st Street, Officers
Quarters,
Chennai-600 021.

Date: 12.11.2003.

Letter No. 1/14918/2003

Sir/Madam,

RE: CHENNAI - Area Plans Unit - Planning Permission
- Proposed construction of stilt floor +
3 floors residential building with 6 dwelling
units at Door No. 4-22, Karthikeyan Salai,
Pariyar Nagar, T.S.No. 3, Block No. 322, Peravallur
Village, Chennai - submission of Development
Charge & other charges - Regarding.

- Re: 1. PPA received in SAC No. 601/2003
dated. 12.9.2003.
2. Your letter dated. 20.11.2003.

The Planning Permission Application received in the
reference let cited for the proposed construction of stilt
floor + 3 floors residential building with 6 dwelling units
at Door No. 4-22, Karthikeyan Salai, Pariyar Nagar, T.S.No. 3,
Block No. 322, Peravallur Village, Chennai is under scrutiny.

To process the applicant further, you are requested to remit the
following by ~~cash~~ - separate Demand Draft of a Nationalized
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 CHDA and produce the
duplicate receipt to the Area Plans Unit, 'B' Chennai in CHDA.

- 1) Development charges for
Land and building under
Sec. 59 of T&C Act, 1971 : Rs. 13,000/- (Rupees Thirteen
thousand only)
- 2) Scrutiny fee : Rs. 1,100/- (Rupees one thousand
and one hundred only)



- iii) Regular sanction 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(5)(VI)(D)(b)-III(VI)/17(a)-9) : Rs. _____
- v) Security Deposit (for the proposed development) : Rs. 48,000/- (Rupees forty 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 CM&A. 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 3 years, from the date of remittance, the Security Deposit shall be forfeited without any further notice.

3. 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 DMH 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 case 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/addressing and consent letters should be furnished.
 - iii) A report in writing shall be sent to CHDA 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 CHDA 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 CHDA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CHDA 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 new appointee.
 - v) On completion of the construction, the applicant shall intimate CHDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CHDA.
 - vi) While the applicant makes application for service connections such as Electricity, Water supply, Sewerage he/she should enclose a copy of the completion certificate issued by CHDA 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 CHDA 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 areas 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 unauthorized.
- x) The new building should have complete proof over head toping and walls.
- xi) The erection will be void ab-initio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CM&A should be adhered to strictly:
 - a) Undertaking (in the format prescribed in Annexure -XIV to DCR) a copy of it enclosed in Rs.50/- stamp paper duly attested by all the land owners, CP, 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 Grand Developments.

5. You are also requested to furnish (a) General Draft drawn in favour of Managing Director, Chennai Metropolitan Water supply and Sewerage Board, Chennai -3 for a sum of Rs. 40,00,000/-

(~~fourteen~~ **sixty 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(a)(ii) of CM&A Amendment Act 1998 read with Sec.24(2)(ii) of the Act. As per the CM&A Infrastructure Department charge (levy and collection) Regulation 1998 passed in CM&A regulation no.415/98, CM&A is empowered to collect the amount on behalf of CM&A and transfer the same to CM&A.


- b) Give copies of revised plans with the following:
 - i) Correcting the slab floor height as 2.10m instead of 2.11m.
 - ii) Mentioning the columns in the typical floors.

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03/20/13/2003

The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the authority of the payment 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 (including penalty fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RCR, 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.

Encl: Copy of Display format

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

2. The Commissioner,
Corporation of Chennai,
Rippon Buildings,
Chennai-600 009.

03/20/13.