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From

To

The Member Secretary  
Chennai Metropolitan  
Development Authority  
No. 3, Gandhi Lenin Road,  
Egmore, Chennai-60

Thiru T.N. Sathyanarayana (MFA)  
Flat No. 30, Sundhni Apartments,  
Door No. 25, Nooka Street,  
T. Nagar, Chennai - 600 017

Letter No. **63/13311/2003**

Dated: **21-9-2003**

Sir/Madam,

Sub: **CPDA - Planning Permission - Proposed/  
additional construction of Ground Floor + 3 floors  
residential flats at R.S.No.1330/H1, Block No. 30  
(Old Door No. 249) New Door No. 136 TTK Road, Alwarpet  
Chennai -10 residence of DC and other charges - reg**

- Ref: 1) Planning permission application received on **28.5.2003**
- 2) Government letter (MS) No. **237/UD(1)/2003, dt. 13.9.2003**

The Planning Permission Application received in the reference cited for the proposed/additional construction of **08 GP, 3 floors residential flats at R.S.No. 1330/H1, Block No. 30 (old D.No. 249) New Door No. 136, TTK Road, Alwarpet, Chennai - 10** is under process. To process the application further, you are requested to visit the ~~concerned~~ by **four** separate General Drafts of a Nationalized Bank in Chennai City drawn in favour of Member Secretary, CPDA, Chennai-600 008 at Cash Counter (between 10.00 A.M to 4.00 P.M) in **CPDA** and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority.

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|---|--|
| 4) Development Charge for load & building under Sec.59 of the IACP Act, 1971.   | Rs. <b>63,000/-</b> (Rupees sixty three thousand only)             |
| 14) Scrutiny Fee  | Rs. <b>2,000/-</b> (Rupees two thousand only)                      |
| 144) regularization Charge  | -  |
| 149) Open Space Reservation Charge (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(1)(141), 19(1)(142) & 19(1)(143), 19(1)(144) & 19(1)(145) | Rs. _____  |
| 47) Security Deposit (for the proposed development)   | Rs. <b>4,82,000/-</b> (Rupees four lakhs eighty two thousand only) |
| 48) Security Deposit (for Septic Tank with effice filter)   | -  |
| 411) security deposit for Display Board   | Rs. <b>10,000/-</b> (Rupees ten thousand only)                     |

viii) Carriage Deposit for  
I.T. Park

ix) Infrastructure develop-  
ment charge payable to  
CMASD

Rs. 3,07,000/- (Rupees three lakhs  
seven thousand only)

IBD should be drawn in favour of Managing Director,  
CMASD, Chennai-2.

(Security deposit are refundable amounts without interest  
on date, after issue of completion certificate by UNDA. 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. In the event of the security deposit is not  
claimed within a period of five years from the date of the  
resittance. The security deposit shall be forfeited without  
any further notice.

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.

3. Payments received after 10 days from the date of issue  
of this letter attracts interest at the rate of 12% per annum  
12.5% 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 Deposit).

4. The papers would be returned unapproved, if the payment  
is not made within 60 days from the date of issue of this letter.

5. 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 RCM 218/111:-

i) The construction shall be undertaken as per sanctioned  
plan only and no deviation from the plan should be  
made without prior sanction. Construction done in  
deviation is liable to be demolished.

ii) In cases of Multi storied 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.

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 CMIA  
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/hers and the owner/Developer has been cancelled or the construction is carried out in deviation to the approved plan.

- ix) 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.
- x) 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.
- xi) 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.
- xii) 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the planning permission.
- xiii) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.
- xiv) 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 unauthorized.
- xv) The new building should have mosquito proof over head tanks and walls.
- xvi) The sanction will be void ab initio, if the conditions mentioned above are not complied with.
- xvii) Rain water conservation measures notified by CMDA should be adhered to strictly.
- xviii) a) Undertaking in the format prescribed in Schedule-XIV to EOP, a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owner, GSA holders, builders and providers 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. Display of the information at site is compulsory in cases of Multi storied buildings, special buildings and Group Developments.

xiii) as undertaking to abide all the terms and conditions set forth by DPS/Commissioner of Police/MPWD/LSAC/Airport Authority of India.

**xiv) To furnish 4 sets of additional plan copies-**

5. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance of the Authority of the pre-payment of the Development Charge and other charges etc. shall not entitle the person to the planning permission but only refusal of the development charge and other charges (excluding Scrutiny Fee) in cases 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

Yours Faithfully,

*F. H. G.*  
*[Signature]*  
for MEMBER SECRETARY.

- Encls: 1. Undertaking Format
- 2. Display Format.

Copy to:

- 1. The Member Accounts Officer  
Accounts Main, CHDA, Chennai-6.
- 2. The Commissioner  
Corporation of Chennai  
Chennai-3.

**ml/23.9**