

RE REGISTERED PLAN WITH AEC, DUE

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From

The Member Secretary,
Chennai Metropolitan
Development Authority,
No. 7, Anna Salai Road,
CHENNAI - 600 002

To

Shri. K. Sankaran (P),
No. 2, Sankaralingapuram Street,
Tirupur, District, 17

Letter No. 103/147/1983

Dated: 1/1/83

Sir/Madam

Sub: CMA - Planning Permission - Proposed/
Additional Construction of shops in vacant residential plot
of P. S. No. 42/2/17, Block No. 24, Thiruvalluvar Street,
M.C. Nagar, Mylapore, Chennai. (Reference No. 103/147/1983)

103/147/1983

- (a) As indicated in A.P. Road.
- (b) The office copy to Govt. of 12/1/83
- (c) Govt. order (P) No. 103/147/1983
- (d) All other office orders/communications in relation to

The Planning Permission application received in the
reference cited for proposed/additional construction of shops in the
residential plot of P. S. No. 42/2/17, Block No. 24, Thiruvalluvar Street,
M.C. Nagar, Mylapore, Chennai

is under process. To process the application further, you are
requested to remit the following by Post separate Demand Drafts
of a Nationalized Bank in Chennai City drawn in favour of Member-
Secretary, CMA, Chennai - 600 002 at Cash Counter (between 10.00 A.M.
and 4.00 P.M.) in CMA and produce the duplicate receipts to the Area
Plans Unit, Chennai, Area Plans Unit, Chennai Metropolitan Development
Authority.

- 1) Development charge for land : Rs. 2 lakhs ✓
and Building under Sec. 50 of
the TROP Act, 1974. (Rupees two lakh and eighty three
thousand only)
- 11) Sewerage fee : Rs. 9,000 ✓
(Rupees nine thousand only)
- 111) Regularization charge : Rs. 1,50,000 ✓
(Rupees one lakh and fifty thousand only)
- 112) Open space Reservation charge :
(i.e. equivalent land cost in
lieu of the space to be reserved
and handed over as per MSR 19(6)
[11], 19(11)

3/11/83, 106-II (VI)/17(a)-9

Rs. 15,40,000/-

- iv) Security Deposit (for the proposed development) : ~~Rs. 15,40,000/-~~
(Payee fifteen lakh and forty eight thousand only)
- v) Security Deposit (for septic tank with upflow filter) : _____
- vi) Security Deposit for Display : Rs. 10000 /-
30000/-
[Payee ten thousand only]
- vii) Infrastructure Development charge payable to CHSE : Rs. 30,000 /-
[Payee three lakh and ninety thousand only]

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

[Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by CHSE. 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 aligned 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 0% (however no interest is collectable for Security Deposits).

3. The papers would be returned unapproved, if the payment is not made within 30 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 MR 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-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.

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- v) 112) A report in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class - I Licensed Surveyor who supervises the construction just before the completion of the erection of the building as per the approved 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/their and the owner/Developer has been cancelled or the construction is carried out in violation to the approved plan.
- 13) 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 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 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 awaits application for service connection such as Electricity, Water supply, Sewerage he 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 purchaser to these 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 cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have complete proof over head tanks and wells.
- xi) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CHDA should be adhered to strictly.

