

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No. 1, Gandhi-twin Road,
Meyyur, Chennai-600 030.

M/s. Alpha Realty,
Suit No.5, 4th Floor,
Jeevan Plaza,
1A, Mangambalam High Road,
Chennai-600 034.

Letter No. **CM/19974/2003**

Dated: **06-03-2004**

CM/26404.

Subs CMs - Planning Permission - Proposed/
~~Assessed~~ construction of **Stilt+7F(part) Office**
cum Professional Office Building at I.S.No.5227
and 5228, Block No.119, Door No.150 & 151, North
Usman Road, T.Nagar, Chennai-17 - Sanction of
Development Charge and advice cost - Regarding.

- Ref: 1. PPA received on 24-02-2003.
2. T.O.Lr.to Govt. dated 08-01-2004.
3. Govt.Lr.(Ms) No.21, dated 22-01-2004 from
HMD Deptt.
4. PF issued in Lr.No.80/29232/2003, dt.8-1-2003.

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The Planning Permission Application received in the
reference cited for proposed construction of **Stilt + 7 Floors (part)**
Office cum Professional Office Building at I.S.No.5227 and 5228, Block
No.150 and 151, North Usman Road, T.Nagar, Chennai-17

is under process. To process the application further, you are
requested to remit the following by way of separate Demand Drafts
of a Nationalised Bank in Chennai City Branch in favour of
Member-Secretary, CMDA, Chennai-8 at Cash Counter (between 10.00 AM
to 6.00 PM) in ENDA and produce the duplicate receipt to the Area
Plans Unit, Chennai Metropolitan Development Authority. The charges
remitted for the earlier Planning Permission obtained vide reference
4th cited have been adjusted with the charges for this proposal.

- Balance**
- 1) Development charge for land & building under Sec.59 of the T&P Act, 1971. : R. **63,000/-** ✓
(Rupees sixty three thousand only)
- 2) Conveyance Fee (Balance) : R. **7,000/-** ✓
(Rupees seven thousand only)
- 3) Regulatory charge : R. **---**
- 4) Open Space Regulatory Charge (i.e. surplus/land cost in lieu of the price to be tendered and liquidated cost as per CM 1014/1257, V(2) 3/01 V/15, 24-III-03/10/15)



- v) Security Deposit (for the proposed development) : Rs. 3,21,500/-
(Rupees three lakhs twenty one thousand only)
- vi) Security Deposit (for Display Board) : Rs. —
- vii) Security Deposit for Display Board : Rs. 10,000/-
(Rupees ten thousand only)
- viii) Security Deposit for I.T. : Rs. —
- ix) Infrastructure Development charge payable to CHSE : Rs. 1,10,500/-
(Rupees one lakh ten thousand five hundred only)

(Demand Draft should be drawn in favour of Managing Director, CHSE, Chennai-2).

[Security Deposit are refundable accounts without interest on claim, after issue of completion certificate by CHSE. If there is any deviation/violation/abuse 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 residence. 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).

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 users 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 followings

a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under RCR 2(b)(iii)-

- 1) 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 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 CHM 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 Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CHM 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 exit of the previous architect/licensed surveyor and entry of the new appointed.
- v) On completion of the construction the applicant shall intimate CHM and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CHM.
- vi) 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 CHM 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 CHM 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 those conditions to the planning authorities.
- 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 misrepresentation 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 adequate proof over head tanks and wells.



- ii) ~~iii)~~ sanction will be void/annulled, if the conditions stated above are not complied with,
- xii) Rain Water conservation measures outlined by CMDA should be adhered to strictly.
- xiii) a. Undertaking (in the format prescribed in annexure-XIV to DCR, a copy of it enclosed) in 80/80/- stamp paper duly executed by all the land owner, GFA 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. Display of the information at site is compulsory in cases of Multi-storied Buildings, Special Buildings and Group Developments.
- xiii) An undertaking to abide all the terms and conditions put forth by DPL/Commissioner of Police/CM&ED/CR&C/Airport Authority of India.
- xiv) 4 sets of additional plans.
- xv) No Objection Certificate from Chennai Regional Advisory Committee and Airport Authority of India.

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9. 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 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

 12/12/2009
 For NIGER-SECRETARY.

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

Copy to:- 1) The Chief Accounts Officer,
 Accounts Dept Division,
 CMDA, Chennai-600 083.

2) The Commissioner,
 Corporation of Chennai,
 Chennai-600 083.

