

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
10.1, Gandhi-Ersta Road,
Egmore, Chennai-600 006.

To

M/S. Chaitanya Builders (P) Ltd., (Pvt)
Tat. Alanku & Tat. Subram.
No. 18, Chader Street near Road,
Chennai-600 036.

Letter No. **CM/20798/2003**

Dated: **20.1.2004.**

Sir/Madam,

Re: **CMR - Planning Permission - Proposed/
subsequent construction of two blocks of
Basement Floor + Ground Floor + 10 floors residential
apartments with 30 dwelling units at S.S.No.3664/4
& 23, Block No.72, near no.81 & 83, C.P. Ramasamy
Road, Alwarpet, Chennai-18. Development Charge
advise sent - regarding.**

- Ref: 1. PPA received on 2.8.2003.
2. This office letter to Govt. dated
2.12.2003. see serial
3. Govt. letter to-corr.dated.14.12.2003.
4. OMR Guide line value from Sub-
Registrar dated.17.1.2004.

The planning permission application received in the
reference cited for proposed construction of two blocks of Basement
Floor + Ground Floor + 10 floors Residential Apartments with 30 dwelling
units at S.S.No.3664/4/23, Block No.72, near No.81 & 83, CP. Ramasamy
Road, Alwarpet, Chennai-18 is under process.

~~14-12-2003-2004~~ To process the application further, you are
requested to remit the following by also separate Demand Drafts
of a Nationalized Bank in Chennai City in favour of
Member-Secretary, CMRA, Chennai-6 at Cash Counter (between 10.00 AM
to 4.00 PM) in CMRA and produce the duplicate receipt to the Area
Plans Unit, Chennai Metropolitan Development Authority.

- | | | |
|-----|--|---|
| 17 | Development charge for land & Building under Sec.55 of the UMR Act, 1971. | : Rs. 1,00,000/- (Rupees one lakh and eighty eight thousand only) |
| 115 | Science Scientific Fee | : Rs. 15,000/- (Rupees fifteen thousand only) |
| 111 | Regularisation charge | : Rs. 75,000/- (Rupees seventy thousand only) |
| 24 | Open Space Reservation charge (i.e. Equivalent land cost in lieu of the space to be reserved and handed over as per OMR 191&K(11), 1980&E 2/91) 2/10, 195-11/11/17,435 | : Rs. 13,30,000/- (Rupees Thirteen lakh and thirty eight thousand only) |

v) Security Deposit (for the proposed development)	: Rs. 11,00,000/- (Rupees Eleven Lakh and six 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)
viii) Security Deposit for I.T. Park	: Rs. _____
ix) Infrastructure Development charge payable to CM&MS	: Rs. 7,00,000/- (Rupees Seven Lakh and six thousand only)

(Demand Draft should be drawn in favour of Managing Director, CM&MS, Chennai-8).

[Security Deposit are refundable accounts without interest on claim, after issue of completion certificate by CM&M. If there is any deviation/violation/change of use of any part or/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 completion. 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 received along with the charges due (however no interest is collectable for Security Deposits).

3. The papers would be returned unprocessed, 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 MS 218/11:-
 - 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.



- 113) In case of "Build-over" buildings, both qualified Architect and qualified Structural Engineer who should be a Classed Licensed Surveyor shall be associated and the plans submitted to be sanctioned.
- 114) A report in writing shall be sent to General Metropolitan Development Authority by the Architect/Classed Licensed Surveyor who supervised 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 upto completion 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.
- 115) The owner shall inform General Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also certify to CHDA that he has agreed for expansion 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.
- 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 connection with an Electricity, Water Supply, Sewerage he should submit a copy of the completion certificate issued by CHDA along with his application to the concerned Department/Board/Agency.
- vii) When the site tender reference is transferred by way of sale/lease or any other mode 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 jurisdiction.
- viii) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible:
 - 1a) 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 will, if any will be treated as unauthorized.
 - 2) The new building should have adequate ground over land tanks and wells.

- ii) The sanction will be void ab initio, if the conditions mentioned above are not complied with.
- iii) Rain Water conservation measures notified by GDA should be adhered to strictly.
- iii) a. Undertaking (in the forest prescribed in Annexure-XIV to GDA, a copy of it enclosed) in A30/- stamp paper duly executed by all the land owner, GDA holders, builders and providers separately. The undertaking shall be duly attested by a Notary Public.
- b. Details of the proposed development duly filled in the form enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-storeyed Buildings, Special Buildings and Group Developments.
- iii) An undertaking to abide all the terms and conditions put forth by MPZ/Commissioner of Police/Manager/Chief/ Airport Authority of India.
- iv) 4 sets of additional plans.

5. The issue of planning permission depend on the compliance/fulfillment of the condition/requirements stated above. The acceptance of the Authority of the preparation 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 (including Security 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 objection is not crossed and made for record to be made by the applicant.

Yours faithfully,

[Signature]
20/1/2014
For MEMBER-SECRETARY.

Encl:- 1. Undertaking Form.
2. Display Form.

Copy to:- 1) The Senior Accounts Officer,
Accounts Dept Division,
GDA, Chennai-600 002.

2) The Commissioner,
Corporation of Chennai,
Nippon Buildings,
Chennai-600 001.