

237

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BY REGISTERED POST WITH A.M. DES

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

To  
The Government (P&I)  
1st Floor, 100/101, 10-12, Century Stage,  
No. 100, Anna Salai, Taramani,  
Chennai - 600 046

Letter No. 03/ 244/ 2004

Dated: 14/11/04

Sir/Madam,

Sub: CMDA - Planning Permission - Proposed/  
Additional Construction of (Area: 5.8) has 21.5% along  
existing plot of 2.5-10-2075, Block No. 10, Avenue 112,  
Purambakki High Road, Chennai. 7. Additional of  
the floor charges - 144 lakhs. (Net - 144)

Ref: 1) Govt. received dated 4/11/04  
2) Govt. order no. 37 dt 14/11/04 from Dept. of Urban  
Development  
~~3) Govt. order no. 37 dt 14/11/04 from Dept. of Urban~~

The Planning Permission Application received in the  
reference cited for proposed/additional construction of (Area: 5.8) has 21.5%  
along existing plot of 2.5-10-2075, Block No. 10, Avenue 112, Puram-  
bakkhi High Road, Chennai. 7

is under process. To process the application further, you are  
requested to remit the following by way of separate Demand Drafts  
of a Nationalized Bank in Chennai City branch in favour of Member-  
Secretary, CMDA, Chennai - 600 008 at Cash Counter (between 10.00 A.M.  
and 4.00 P.M.) in CMDA and produce the duplicate receipt to the Area  
Plans Unit, Chennai, Area Plans Unit, Chennai Metropolitan Development  
Authority.

- i) Development charge for land : ~~Rs. 2,00,000/-~~ Rs. 2,00,000/-  
and building under Sec. 55 of (Refer to Govt. and ninety thousand only)
- ii) ~~Survey~~ Surveying fee : Rs. 2,00,000/-  
(Refer to Govt. and ninety thousand only)
- iii) Regularisation charge : —
- iv) Open Space Reservation charge : —  
(i.e. equivalent land cost in  
form of the space to be reserved  
and handed over as per DM 1964  
[211], 1961)

Y/11/10, 100-11 (11/10/04)

- iv) Security Deposit (for the proposed development) : ~~Rs. 10,00,000/-~~ (Rupees ten lakh and sixty thousand only)
- v) Security Deposit (for Septic Tank with upflow filter)
- vi) Security Deposit for Display Board : ~~Rs. 10,000/-~~ (Rupees ten thousand only)
- vii) Infrastructure Development charge payable to GWSB : ~~Rs. 12,00,000/-~~ (Rupees twelve lakh and fifty five thousand only)

(100 should be drawn in favour of Managing Director, GWSB, General -2).

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by GWSB. 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 claimed 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 order 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 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 S33 2(a)(1) :-
  - 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 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 in writing shall be sent to General Metropolitan Development Authority by the Architect/Engineer and 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 GMDA 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 General Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to GMDA 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 GMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from GMDA.
- 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 GMDA 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 GMDA 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 Planned permission.
- viii) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible;
  - ia) 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.
  - ib) The new building should have mosquito proof cover head tanks and wells.
  - ic) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- ix) Rain water conservation measures notified by GMDA should be adhered to strictly.

- iii) a) Undertaking (in the format prescribed in Schedule -XIV to DPR, a copy of it enclosed in Encl. IV) stamp paper duly executed by all the Land owner, GDA 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.
  - iii) an undertaking to abide the terms and conditions setforth of ~~MR/DP/Commissioner of Police, CHENNAI/DPAD/Airport Authority of India.~~
- (20) To furnish 4 MR as additional stamp.

5. The issue of planning permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by 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 DPR, 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,

*[Signature]*

for MEMBER SECRETARY.

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

AS  
14/10/18

*[Signature]*  
22/10/18

- Copy to: 1. The Senior Accounts Officer,  
Accounts (Civil), CID, Chennai - 6
- 2. The Commissioner,  
Corporation of Chennai,  
Chennai - 600 001.