



The Member-Secretary,
 Chennai Metropolitan
 Development Authority,
 10.1, Madhav-Iruba Road,
 Egmore, Chennai-600 008.

MR. SHANTHI THILAKARAJAN,
 No.17, Poon Road, 2nd Street,
 Teyyanpet,
 Chennai-600 018.

Letter No. **CM/4925/2004**

Dated: **21-07-2004**

Sir/Madam,

3000 CMDA - Planning Permission - Proposed/
 anticipated construction of Double BF+Stilt
 10F (including mezzanine floors for 1st to 3rd
 floor) Commercial Building at T.S.No.5000/1 & 2,
 5000/1 & 3, and 5000/1
 North Usman Road, T.Nagar, Chennai-17 - Develop-
 ment charge advice sent - Regarding.

- Refs: 1. PPA received on 23-12-2003.
 2. T.O.No. to Government dated 23-05-2004.
 3. Govt.Lr.(Maj)No.249, dated 17-06-2004 from
 H&E Department, Secretariat.
 4. Earlier Planning Permission issued in T.O.Lr.
 No.CE/2001/97, dated 06-08-97.

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The Planning Permission Application received in the
 reference cited for proposed construction of Double Basement Floor +
 Stilt Floor + 10 Floors (including Mezzanine Floors for 1st to 3rd
 floor) Commercial Building at T.S.No.5000/1 & 2, 5000/1 & 3, and 5000/1
 and 3, Block No.118, Near No.39, North Usman Road, T.Nagar, Chennai-17

is under process. To process the application further, you are
 requested to remit the following by **draw a** separate General Drafts
 of a Nationalized Bank in Chennai City Branch in favour of
 Member-Secretary, CMDA, Chennai-8 as Cash Counter (between 10.00 AM
 to 4.00 PM) in CDDA and produce the duplicate receipt to the Area
 Plans Unit, Chennai Metropolitan Development Authority.

The Development charges have been adjusted with the earlier payment made for the Planning
 Permission issued in the reference 4th cited for the site under reference.

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|---|---|
| 1) Balance development charge for land & building under Sec-39 of the T&CP act, 1973. | : Rs. 1,29,000/-
(Rupees one lakh twenty nine thousand only) |
| 11) Scrutiny Fee (Balance) | : Rs. 13,000/-
(Rupees thirteen thousand only) |
| 12) Regularisation charge | : /- |
| 13) Open Space Reservation charge (i.e. equivalent land cost in lieu of the open to be reserved and handed over as per MCR 1984(M-11), 1985(M-31) & 1986, 1986-87(M-1)/MCR-19) | : /- |

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- vii) Security Deposit (for the proposed development) : Rs. 10,71,000/-
(Rupees ten lakhs seventy one thousand only)
- viii) Security Deposit (for Septic Tank and Effluent Filter) : Rs. 10,000/-
(Rupees ten thousand only)
- ix) Security Deposit for Display Board : Rs. 10,000/-
(Rupees ten thousand only)
- x) Construction Deposit for 10% : Rs. 10,000/-
(Rupees ten thousand only)
- xi) Infrastructure development charge payable to CHMCD : Rs. 2,25,000/-
(Rupees six lakhs eighty five thousand only)

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

(Security Deposit are refundable amounts without interest payable after issue of completion certificate by CHDA. 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 obtained within a period of five years from the date of the remittance. 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 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 TETTER of your acceptance for the following conditions stipulated by virtue of provisions available under MR 2(b)ii:-
 - 1) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan should be made without prior permission. 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 CMDA when the building has reached upto plinth level and thereafter every three months at various stages of the construction/development certifying that the work as 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 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.
- v) 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.
- 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 CMDA 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 CMDA 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 of any misrepresentation or 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 concrete proof over head tanks and walls.

Approved by: _____
Date: _____

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- xi) The auction will be void ab-initio, if the conditions mentioned above are not complied with.
 - xii) Rain Water conservation measures notified by CMDA should be adhered to strictly.
 - xiii) a. Undertaking (in the format prescribed in Annexure-III to DCR, a copy of it enclosed) in 8.10/- stamp paper duly executed by all the land owner, CMA 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 MPD/Commissioner of Police/CMA/CR&C/Airport Authority of India.
 - xiv) Four sets of plans.

5. The issue of planning permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance of the Authority of the pre-proposal of the Development charge and other charges etc., shall not entitle the permit to the planning permission but only refund of the development charge and other charges (excluding Secretary 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,

S. S. S. S.
 FOR MEMBER-SECRETARY.

Encls:- 1. Underlying Forest.
 2. Display Permit.

Copy to:- 1) The Senior Accounts Officer,
 Accounts Main Division,
 CMDA, Chennai-600 006.

2) The Commissioner,
 Corporation of Chennai,
 Chennai-600 009.