

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
No.1, Gandhi-IPedia Road,  
Egmore, Chennai-600 009.



Chairman,  
M/s. TIGEL-Sic Park Limited,  
No.179a, Rukmani Lakshminagar Road,  
Egmore, Chennai-8.

Letter No. **CS/4448/2003**

Dated: **29.11.03.**

Sir/Madam,

**APU-MSB & IT Dn. - MSB**  
Sub: **CEIA / Planning Permission - Proposed/  
Approximate construction of Ground floor  
+ 3 floors Sic Park Building, Sub-Station,  
Pump room and Green house at T.S.No.1  
(Part) - Block No.7, CEIA Road, Taramani,  
Chennai-600 112 - DC advice sent - Reg.**

- Ref: 1. Your FPA dated 18.2.2003.  
2. Govt Lr.(MS)No.09, MS&I Dept, dt.6.4.04.  
3. This office Lr. even no. dt.20.4.04  
and 5.8.05.  
4. U.O. Memo No.EM/En.II/CEIA/1103/04, dt.  
20.9.05 from C.N.

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The planning permission application received in the  
reference cited for proposed construction of Ground floor + 3 floors  
Sic Park Building, Sub-Station, Pump room and Green house at T.S.No.  
1 part, Block No.7, CEIA Road, Taramani, Chennai-600 112 is under  
process.

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

- 1.
- 2) Development charge for Land & Building under Sec.59 of the  
MCP Act, 1971. : Rs. 5,76,000/- (Rupees Five Lakhs  
and seventy six thousand only)
- 3) **Balance**  
Working Fee : Rs. 10,000/-  
(Rupees Ten thousand only)
- 4) Regularisation charge : Rs. 4,08,000/- (Rupees Four Lakhs  
and eight thousand only)
- 5) Open Space Reservation charge : Rs.  
(i.e. Resubdivided Land List in  
lien of the plots to be reser-  
ved and handed over as per  
DC 19(a)(1)(b) 2001/15(v1)  
7/10, P-III(a)/10(a)7



- iv) Security Deposit (for the proposed development) : Rs. 14,86,000/- (Rupees Fourteen Lakhs and eighty six thousand only)
- vi) Security Deposit (for Septic Tank with up flow filter) : Rs. —
- vii) Security Deposit for Display Board : Rs. 10,000/- (Rupees Ten thousand only)
- viii) Security Deposit for L.T. Tank : Rs. —
- ix) Infrastructure Development charge payable to CHSEB : Rs. 9,51,000/- (Rupees Nine Lakhs and fifty one thousand only)

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

(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. In the event of the security deposit is not claimed 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 realized along with the charges due (however no interest is collectible for Security Deposits).

3. The amount 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 followings:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b)ii:-
  - 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.



- 13) In case of 10-21-storey 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.
- 14) A report to writing shall be sent to Chennai Metropolitan Development Authority or 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 plans. The licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/himself and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
- 15) 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 supervision the work under reference and indicate the stage of construction at which he has taken work. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
- 16) 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.
- 17) 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.
- 18) 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 transfer 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 these conditions to the binding provisions.
- 19) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.
- 20) 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 work, if any will be treated as unauthorized.
- 21) The new building should have adequate proof over head tanks and wells.



- xi) The undertakings to hold abutment, 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-XIV to DCR, a copy of it enclosed) in 8/10/- strong paper duly executed by all the land owner, SPA 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 case 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/CMR&B/CHAC/Airport Authority of India.
- xiv) 4 sets of plans & plan showing details of Effluent Treatment Plant
- xv) Two sets Soft copy of plans
- xvi) Undertaking to obtaining Clearance from MP, if necessary.
- xvii) Total investment cost of the project including land cost

5. 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 permit to the planning permission but only refund of the development charge and other charges (including Scrutiny Fee) in case of refusal of the permit or 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,

*(Signature)*  
 For MEMBER-SECRETARY.

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

- Copy to:-
- 1) The Senior Accounts Officer, Accounts' Main Division, CMDA, Chennai-600 008.
  - 2) The Commissioner, Corporation of Chennai, Chennai-600 003.