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RECORDED FILE WITH ACK. REC

From:

The Member Secretary,
Chennai Metropolitan
Development Authority,
No. 14, Gandhi Bhavan Road,
CHENNAI - 600 006

To:

Mrs. V. Chidambaram,
2/27/4 Chidambaram Apartment,
Mr. Mehta, Manager and
Chennai - 60

Letter No. 03/ 01/ 2003

Dated: 01/01/2003

Subject:

GDA CDA - Planning Permission - Proposed

Additional Construction of GDA & Post commercial
building at T.S. no. 2/27/4, Chidambaram Apartment, 2/27/4
Highway road, Tengal, Chennai - 60, address last day

DESPATCHED

Date: 03. 01. 2003 on 03/01/2003

(b) All legal fees & documents etc. expenses & GDA's

& Govt. fees etc. not at my cost & GDA's

The Planning Permission Application received in the
reference cited for proposed additional construction of GDA & Post
commercial building at T.S. no. 2/27/4, Chidambaram Apartment, 2/27/4
Highway road, Tengal, Chennai - 60

is under process. To process the application further, you are
requested to remit the following by ~~post~~ - separate Demand Drafts
of a Nationalized Bank in Chennai City drawn in favour of Member
Secretary, GDA, Chennai - 600 006 at Cash Counter (between 10.00 a.m.
and 4.00 P.M.) in CDA and produce the duplicate receipt to the GDA
Planes Unit, Ground, 2nd Floor, Gandhi Bhavan, Chennai Metropolitan Development
Authority.

- i) Development charge for land : Rs. 10,600/-
and building under Sec-5 of (Upon sale base and not for
the P&GP Act, 1971). (Amount only)
- ii) Security fee : -
- iii) Regularization charge : Rs. 4,800/-
(Upon forty nine thousand only)
- iv) Open space Reservation charge : -
(i.e., equivalent land cost in
lieu of the open to be reserved
and handed over as per DCR 191(a)
(1)(a), 19(b))

2(1)(v)(b), 75b-11 (vi)/(vii)(a)-2

(111)
144

- 2 - Rs. 81,000/-

i) Security Deposit (for the proposed development) : Rs. 75,000/-
(Subject to final and final time fixity only)

v) Security Deposit (for specific : tank with upflow filter)

vi) security Deposit for Display Board : Rs. 2,000/-
(Subject to demand only)

vii) Infrastructure Development : Rs. 2,000/-
charge payable to CII
(Subject to final and final six thousand only)

(DD should be drawn in favour of Managing Director,
CII, Chennai -2).

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificates by CIIA, if there is any deviation/violation/charge of use of any part of/whole of the building/sites 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 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. Rs 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 required to comply the following:

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

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 cases of multi-storeyed 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.

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- a) iiii) A report to writing shall be sent to Central Metropolitan Development Authority by the Architect/Class "A" 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 CDA 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 the Authority immediately if the contract between him/them and the owner/developer has been terminated or the construction is carried out in deviation to the approved plan.
- iv) The owner shall inform Central Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CDA 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 vacate CDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CDA.
- vi) While the applicant makes application for service connection such as Electricity, Water supply, Sewage he should enclose a copy of the completion certificate issued by CDA 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 CDA 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 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 or any misrepresentation of facts in the application, planning permission will be liable for cancellation and the development works, if any will be treated as unauthorized.
- x) The new building should have mosquito proof over head tanks and walls.
- xi) The sanction will be void ab initio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CDA, should be adhered to strictly.

- xiii) a) Undertaking (in the format prescribed in Annexure -A) to DCR, a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owner, GPO holders, builders and promoters separately. The undertakings shall be duly attested by a Notary publics.
- 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-storyed buildings, Special buildings and Group developments.
- xiv) An Undertaking to abide the terms and conditions put forth of LIV/DCR/Commissioner or Pilots/Passenger/Airport Authority of India.

(v) ~~Reg. fees & other non-compliance~~

(vi) ~~Non-payment of Reg. fee and planning money.~~

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 cases of refusal of the permission for non-compliance of the conditions stated above or any other provisions of DCR, which has to be completed before getting the planning permission of any other person provided the construction is not commenced and claim for refund is made by the applicant.

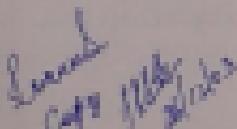
Yours faithfully,

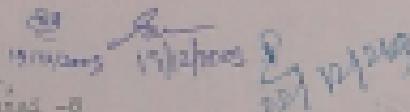

for MEMBER SECRETARY.

Enclosure:
1. Undertaking Format
2. Display Format

Copy to:
1. The Senior Accounts Officer,
Accounts (Main), CIDA, Chennai -6

2. The Commissioner,
Corporation of Chennai,
Chennai -600 003.




S. Venkateswaran
10/10/2003


S. Venkateswaran
10/10/2003