

BY REGISTERED POST WITH ACK. REC

From

The Member Secretary,  
Chennai Metropolitan  
Development Authority,  
No. 4, Gandhi Iyengar Road,  
CHENNAI - 600 008

To

Mrs. J. Lakshmi,  
2/27/4 Golden Road Apartment,  
2nd Floor, Arambagam cross,  
Chennai- 40

Letter No. 25/ 2179/ 2005

Dated: 21/12/2005

Subject:

Sub: CMA - Planning Permission - Proposed  
Additional Construction of 3rd & 4th floors (approx. 2500 sq. ft.)  
belonging to 1st & 2nd floors & 2nd floor, 1st floor, 2nd floor, 3rd floor,  
Mysore Road, T. Nagar, Chennai- 17, No. 25/ 2179/ 2005

DESPATCHED

Ref: (1) M. 14/16/2005 dt. 21/12/2005

(2) M. 14/16/2005 dt. 21/12/2005 & 26/12/2005

(3) M. 14/16/2005 dt. 21/12/2005 & 26/12/2005

The Planning Permission Application received in the  
reference cited for proposed additional construction of 3rd & 4th  
floors belonging to 1st & 2nd floors, 2nd floor, 3rd floor,  
Mysore Road, T. Nagar, Chennai- 17

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

- i) Development charge for land and building under Sec-59 of the TACP Act, 1974. Rs. 100000/-  
(Rupees one lakh and only 000 thousand only)
- ii) <sup>as per</sup> scrutiny fee =
- iii) Regularisation charge Rs. 43000/-  
(Rupees forty three thousand only)
- iv) Open space Reservation charge :  
(i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(a) [1981], 19(8)]

3(1)(b)/84, 794-11 (vL)/17(a)-3

2 - 2 / Rs. 5,00,000/-

v) Security Deposit (for the proposed development) : ~~Rs. 5,00,000/-~~  
(Paper for Cash and Twenty five thousand only)

vi) Security Deposit (for septic tank with upflow filter)

vii) Security Deposit for Display Board : Rs. 1,00,000 /-  
(Paper ten thousand only)

viii) Infrastructure Development : Rs. 2,50,000 /-  
charge payable to CDMCO  
(Paper three lakh and fifty six thousand only)

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

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by CMA. 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 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 letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b)(ii) :-

i) The construction shall be undertaken as per mentioned 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 was should be a Class -I Licensed Surveyor shall be associated and the above information to be furnished.

- v) 114) 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 CM&A 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/their and the owner/developer has been cancelled or the construction is carried out in violation 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 CM&A 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.
- 16) On completion of the construction the applicant shall intimate CM&A and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CM&A.
- 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 CM&A along with his application to the concerned Department/Office/Agency.
- 17) 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 CM&A 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 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;
- 18) If there is any false statement, suppression or any misrepresentation of facts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- 19) The new building should have complete proof roof over eaves and walls.
- 20) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CM&A should be adhered to strictly.

- xii) a) Undertaking (in the format prescribed in Annexure -XIV to DCR, a copy of it enclosed in No.10/- stamp paper duly executed by all the land owner, SPs, 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 the terms and conditions putforth of LR/SPs/Commissioner of Police/DTDG/CC&P/Airport Authority of India.

- (xiv) ~~See DCR 2004~~ ~~to be furnished~~
- (xv) ~~to be filled~~ & ~~only for submission~~ ~~plans~~

5. The issue of planning permission depend on the compliance/fulfillment 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 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.

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

- Copy for: 1. The Senior Accounts Officer, Accounts (Main), CID, Chennai - 8
- 2. The Commissioner, Corporation of Chennai, Chennai - 600 003.

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*[Handwritten notes]*  
 Several  
 Copy 1/1/13  
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