

BY REGISTERED POST ACK DUE



**From**

The Member Secretary  
Chennai Metropolitan  
Development Authority,  
No.1, Gandhi Irwin Road,  
Egmore, Chennai-600008.

**To**

M/s. Jain Housing  
By its Partner  
Thiru Sandeep Mehta,  
No.7, Lakshmi Narasimhan Street,  
T, Nagar,  
Chennai-600017.

Letter No.B2/14091/2004

Dated: 20.01.2005.

Sir,

**Sub:** CMDA - Area Plans Unit - Planning Permission - Proposed construction of Residential building comprising 20 Blocks totally 684 dwelling units (Block 1 to 18 - Stilt+4 Floors, Block-19 - BF+GF+2F (G.F. Commercial) and Block-20, Non FSI area B.F.+G.F.) at S.No.329/2, ~~328/2~~ and 330/1, 330/2A, 330/3, 331, 332/9 and 332/10 of Dharga Road, Zamin Pallavaram village, Chennai - DC and other charges - Requested - Reg.

**Ref:** 1) PPA received in SBC No.448/04 dt. 11.5.04.  
2) Applicant's RP letter dt. 29.12.2004.

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The Planning Permission Application and Revised Plan received in the reference 1st and 2nd cited for the proposed construction of Group Development of Residential building comprising 20 Blocks totally 684 Dwelling Units at S.No. 329/2, ~~328/2~~ and 330/1, 330/2A, 330/3, 331, 332/9 and 332/10 of Dharga Road, Zamin Pallavaram village, Chennai is under scrutiny. To process the application further, you are requested to remit the following by six separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate receipt to the Area Plans Unit, 'B' Channel in CMDA.



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|------|---|---|---|
| i)   | Development charges for land and Building under Sec.59 of T&CP Act 1971 | : | Rs.12,00,000/- ✓<br>(Rupees Twelve Lakhs only)                      |
| ii)  | Scrutiny Fee  | : | Rs.1,00,000/- ✓<br>(Rupees One Lakh only)                           |
| iii) | Regularisation charges  | : | Rs.6,00,000/- ✓<br>(Rupees Six Lakhs only)                          |
| v)   | Security Deposit for the proposed Development)                          | : | Rs.50,00,000/- ✓<br>(Rupees Fifty Lakhs only)                       |
| vi)  | Security Deposit for Septic tank with Upflow Filter)                    | : | Rs.6,89,000/- ✓<br>(Rupees Six Lakhs and Eighty Nine Thousand only) |
| vii) | Security Deposit for Display Board                                      | : | Rs.10,000/- ✓<br>(Rupees Ten Thousand only)                         |

**NOTE:**

i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, Security Deposit will be forfeited.

ii) Security Deposit for display board is refundable, when the display board as prescribed in the format is put up in the site under reference. In case of default, Security Deposit will be forfeited and action will be taken to put up the Display Board.

iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the Security Deposit shall be forfeited without any further notice.

2) Payment 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.



: 3 :

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 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 Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.
- iii) A report in writing shall be sent to CMDA 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 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 CMDA of any changes 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 the exist of the previous Architect/Licensed Surveyor and entry of the newly appointed.
- 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/she 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 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 misrepresentations of action the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over
- xi) Head tanks and wells.
- xii) The sanction will be void abinitio if the conditions mentioned above are not complied with:
- xiii) Rain water conservation measures notified by CMDA should be adhered to strictly:
- a) Undertaking (in the format prescribed in Annexure-XIV to DCR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, GPA 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 in cases of Special Buildings and Group Developments.
- xiv) Sufficient care must be taken to plant avenue trees more in number at the time of development of the site under reference.



6) 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 Charges and other charges, etc shall not entitle the person to the planning permission, but only refund of the Development Charges 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 person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

*S. Suresh Kumar*  
20/01/05  
for MEMBER-SECRETARY.

Encl: Copy of Display Format.

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20-1-05

Copy to:-

2. The Commissioner,  
Pallavaram Municipality,  
Chrompet,  
Chennai-600 044.
2. The Senior Accounts officer,  
Accounts (Main) Division,  
CMDA, Chennai-600 008.