



From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To

Thiru Kishorekumar Gokaldas (POA)
Ground Floor No.5, Bishopwallers
Avenue (East)
Mylapore,
Chennai-600 004.

Letter No. **C3/13752/2004**

Dated: **22.7.2005.**

Sir/Madam,

APU - MSB & IT Dm

Sub: CMDA - Planning Permission - Proposed/
~~Additional~~ construction of **Ground Floor + 9 Floors**
Residential Apartments with 46 dwelling units and
Bank in First Floor at R.S.No.410/1, Velacheri Bye
Pass Road, Velacheri, Chennai- Development charge
& Other charges - Advise sent - Regarding.

- Ref: 1. PPA received on 5.5.2005.
 2. This office letter to Govt. dated. 1.6.05.
 3. Govt. letter (Ms) No. 231, dated. 5.7.2005
 from H&UD department.

The planning permission Application received in the reference cited for proposed construction of Ground Floor + 9 Floors Residential Apartments with 46 dwelling units and Bank in First Floor at R.S.No.410/1, Velacheri Bypass Road, Velacheri Chennai 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 Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai-8 at Cash Counter (between 10.00 AM to 4.00 PM) in CMDA and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority.

- i) Development charge for land & building under Sec.59 of the T&CP Act, 1971. : Rs. **1,00,000/- (Rupees one Lakh only)**
- ii) **Balance** Scrutiny Fee : Rs. **6,000/- (Rupees six thousand only)**
- iii) Regularisation charge : Rs. **50,000/- (Rupees Fifty 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)(iii), 19(b)I 3(vi) V/18, 19b-II(vi)/17(a)9 : Rs. **-----**

- iv) Security Deposit (for the proposed development) : Rs. **6,58,000/- (Rupees six Lakh and fifty eight thousand only)**
- v) Security Deposit (for Septic Tank with upflow filter) : Rs. -----
- vi) Security Deposit for Display Board : Rs. **10,000/- (Rupees Ten thousand only)**
- vii) Caution Deposit for I.T. Park : Rs. -----
- ix) Infrastructure Development charge payable to CMWSSB : Rs. **4,21,000/- (Rupees Four Lakh and twenty one thousand only)**

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

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by CMDA. 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 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 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 case 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.
- 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 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 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 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 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 facts in the applicant, Planning Permission will be liable for cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over head tanks and wells.

- xi) The sanction will be void abinitio, if the conditions mentioned above are not complied with.
- xii) Rain Water conservation measures notified by CMDA should be adhered to strictly.
- xii) 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 owner, 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. Display of the information at site is compulsory in cases of Multi-storeyed Buildings, Special Buildings and Group Developments.
- xiii) An undertaking to abide all the terms and conditions put forth by DFS/Commissioner of Police/CMWSSB/CRAC/Airport Authority of India.
- xiv) **No Objection Certificate's from CRAC & Airport Authority of India.**
- xv) **4 sets of final plans.**
- xvi) **Two sets of soft copy of the final plans.**
- xvii) **Undertaking to obtain clearance from Ministry of Environment & Forest, if necessary.**

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-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 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.
26/7/2005
for MEMBER-SECRETARY.

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

Copy to:- 1) The Senior Accounts Officer,
Accounts Main Division,
CMDA, Chennai-600 003.

2) The Commissioner,
Corporation of Chennai,
Rippon Building,
Chennai-600 003.