

BY REGISTERED POST WITH ACK.DUE

FROM

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



TO

Thiru Shyam G. Duseja
No.23, College Road
Nungambakkam
Chennai - 600 034.

Letter No.C3/ 38401/2004

Dated: 9.5.2005

Sir,

Sub: CMDA - Planning Permission - Proposed ~~addl~~ construction of BF + Stilt (part) + GF (part) + 8 floors office building at R.S.No.362/1&7 Block No.21, New Door No.2, 18/1&2 (Old No.16), Mc.Nichols Road, Chetpet, Chennai - DC advise sent - Reg.

Ref: 1. PPA received on 16.12.2004.
2. This office Lr.to Govt dt. 31.3.2005.
3. Govt Letter (Ms)No.142 dt. 27.4.2005 from H&UD dept. Secretariat.

The Planning Permission Application received in the reference cited for proposed construction of BF + Stilt (part) + GF (part) + 8 floors office building at R.S.No.362/1&7 Block No.21, New Door No.2, 18/1&2 (Old No.16), Mc.Nichols Road, Chetpet, Chennai is under process. To process the application further, you are requested to remit the following by 5 (five) separate Demand Drafts of a Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008 at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

- i) ~~Balance~~ Development charge for :Rs.2,09,000/- (Rupees two lakh nine thousand only) under Sec.59 of the T&CP Act, 1971
- ii) Balance Scrutiny fee (~~Balance~~) :Rs.11,000/- (Rupees eleven thousand only)
- iii) Regularisation Charge :Rs.50,000/- (Rupees fifty thousand only)
- iv) Security Deposit (for the proposed development) :Rs.7,33,000/- (Rupees seven lakh thirty three thousand only)
- v) Security Deposit for Display :Rs.10,000/- (Rupees ten thousand only)
Board

Infrastructure Development :Rs.4,69,000/- (Rupees four lakhs sixty
vi) Charge payable to CMWSSB nine thousand only)

(DD 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. 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).

Caution Deposit paid is refundable after a period of five years from complete occupation and commencement of commercial operation, subject to confirmation by a Certificate from the designated authority certifying that the construction is put into continuous usage for 11 Park for the said five years. If the building is utilized for any other purpose during this period, the caution deposit shall be forfeited. The rate of interest for the caution deposit would be on par with the State Bank of India's five year period fixed deposit rate, which is in force on the date of drawal of the demand draft.

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 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.
 - 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 up to 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 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 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 application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have mosquito proof over head tanks and wells.
- xi) The sanction will be void ab initio, if the conditions mentioned above are not complied with.
- xii) 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.20/- 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 the terms and conditions put forth of LB/DFS/Commissioner of Police/CMWSSB/CRAC/Airport Authority of India.
- xiv) NOCs from CRAC & Airport Authority of India
- xv) 4 sets of plans
- xvi) Two sets of soft copy of final plans
- xvii) Undertaking to obtain ~~the responsibility of obtaining~~ clearance from Ministry of Environment & Forest, if necessary.
- xviii) Old buildings abutting the road should be demolished and informed to CMDA for release of plans.

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 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. Srinivasan
10/5/2005
For MEMBER-SECRETARY

Rs
10.5-05

Encl:

1. Undertaking Format
2. Display Format

Copy to:

1. ✓ The Senior Accounts Officer,
Accounts (Main) CMDA
Chennai-8.
2. The Commissioner,
Corporation of Chennai, Chennai - 3.