

BY REGISTERED POST WITH ACK.DUE

From

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

To

Thiru P. Shallendar,
No.69/33, Nagappa Street,
Triplicane,
Chennai-600 005.

Letter No. **B2/12734/2005**

Dated: **23.3.2006.**

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permission
Proposed construction of stilt + 4floors
show room - Commercial building at Door No.
1/252, Old Mahabalipuram Road, Kandanchavadi
in S.No.284/25 of Kottivakkam Village -
Remittance of Development Charge and other
charges - Requested - Regarding.

- ref: 1. PPA received in SNC No.448/2005
dated.10.5.2005.
2. This office letter even No.dated.
23.8.2005 & 2.2.2006.
3. Revised plan received letter dated.
15.2.2006.

The planning permission Application and Revised plan
received in the reference 1st & 3rd cited for the proposed
construction of stilt + 4floors shown room commercial building
at Door No.1/252, Old Mahabalipuram Road, Kandanchavadi in S.No.
284/75 of Kottivakkam Village 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, Chennai
Metropolitan Development Authority, Chennai-8 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, 'B' Channel in CMDA.

- i) Development charges for land and building under Sec.59 of T&CP Act. 1971 : Rs. **78,000/- (Rupees seventy eight thousand only)**
- ii) Scrutiny Fee : Rs. **2,000/- (Rupees two thousand only)**

p.t.o.

- iii) Regularisation Charges : Rs. **13,000/- (rupees thirteen thousand only)**
- iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(b)I(VI)19-II(VI)/7(a)-9) : Rs. ---
- v) Security Deposit (for the proposed development) : Rs. **1,62,000/- (rupees one Lakh and sixty two thousand only)**
- vi) Security Deposit (for septic tank with upflow filter) : Rs. **65,000/- (rupees sixty five thousand only)**
- vii) Security Deposit (for Display Board) : Rs. **10,000/- (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/charge of use of any part of while of the building/site to the approved plan Security Deposit will be forfeited.
 - ii) Security Deppsit 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 action.

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 alongwith 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 DCR2(b)III
 - 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 Building, Group developments, a professionally qualified Architect Registered with council of Architects of 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 Architects/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/devilopment 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/then and the owner/developer has been cancelled of the construction is carried out in deviation to the approved plan

- iv) The owner shall inform CMDA 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 the exit of the previous Architect/Licensed Surveyor and entry of the new applicantee.
- 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 is obtained from CMDA

The issue of planning permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the prepayment of the Development charge and other charges etc., shall not entitled the person to the planning permission by only refund of the 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,

U. Jeyaprasanna
Member Secretary

for MEMBER-SECRETARY

Encl: Copy of Display Format

Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-8.

2. **The Commissioner,
St. Thomas Mount Panchayat Union
Chitlapakkam,
Chennai-**

sd/24/3.