

BY REGISTERED POST ACK DUE

From

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

To

Thiru P.C. Sankaranam,
old no. 19, New no. 30,
Dr. Ambedkar Road,
Kodambakkam, Ch-24

Letter No. BC1/716/05

Dated: 16.8.2005

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission - proposed construction of Bank cum Residential Building of BF+3 with TDU at Block no. 5, P.T. Rajan salai, K.K. Nagar in S.No. 335/1A1 part & 394/1 Part of Kodambakkam village, Chennai - Remittance of DC & other charges Reg

Ref: 1) PPA received in SBC No. 26 dt: 7.1.05

2) T.O.Lr. even no. dt: 26.4.05

3) Your letter dt: 11.5.05

4) T.O.Lr. even no dt: 9.6.05

5) Your letter dt: 15.6.05

The Planning Permission Application and Revised Plan received in the reference 1st & 3rd dated for the proposed construction of Bank cum Residential Building of BF+GF with T.D.U at Block no. 5, P.T. Rajan salai, K.K. Nagar in S.No. 335/1A1 Part & 394/1 Part of Kodambakkam village, Chennai is under scrutiny. To process the application further, you are requested to remit the following by five 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.

- i) Development charges for land and Building under Sec.59 of T&CP Act 1971 : Rs. 18,500/- (Rupees Eighteen thousand five hundred only)
- ii) Scrutiny Fee : Rs. 1200/- (Rupees one thousand two hundred only)
- iii) Regularisation charges : Rs. 15,000/- (Rupees fifteen 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) L(VI) 19(b)-II (vi) 17(a)(9) : Rs. (Rupees)

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- v) Security Deposit for the proposed Development) : Rs. 60,000/-
(Rupees sixty thousand only)
- vi) Security Deposit for Septic tank with Upflow Filter) : Rs. _____
(Rupees _____)
- vii) Security Deposit for Display Board : Rs. 10,000/-
(Rupees ten thousand only)

NOTE:

i) Security Deposit is 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 proscribed 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.

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 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 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 tot 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. A Notary Public shall duly attest the Undertakings.

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.

5) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai - 2, for a sum of Rs. 73,600/- (Rupees seventy three thousand six hundred only) towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Sec.81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.

6) You are also requested to furnish RP rectifying the following defects.

- a) FSI is Excess by 0.024 (ie Excess by 15-16 m²)
- b) Revised plan showing the plot dimension as per site & P.R distinguishing the difference by hatching line and the setback from the least dimension line to be shown in the site plan.
- c) Proposal violates turning Radius.
- d) The wall shown below the LMR to be removed.
- e) The Height of LMR & staircase Head Room should be 2.40M.
- f) Residuary Plot details has to be furnished.

The issue of Planning Permission depends 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,


for MEMBER-SECRETARY.

Encl: Copy of Display Format.

Copy to:-

1. The Commissioner
Corporation of Chennai
Chennai - 600 003.
2. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA,
Chennai-600 008.

4/8/05
