

BY R.P.A.D.

From

THE MEMBER-SECRETARY,  
Chennai Metropolitan  
Development Authority,  
No.8, Gandhi-Irwin Road,  
Chennai-600 008.

To

Thiru George D. Corneelius,  
No.242, T.T.K. Road,  
Alwarpet,  
CHENNAI - 600 018.

Letter No.B3/8446/97.

Dated: 12.5.97

Sir, Madam,

Sub: CMDA - APU - PP - Proposed construction of  
Ground + 3 Floors ( 8 dwelling units ) Residential  
Building at Plot No.219, 2nd Avenue Road, Anna  
Nagar, Western Extension in R.S.No.103/2 and  
125 pt. of Padi Village - Remittance of Development  
Charges and other charges - Requested - Regarding.

Ref: Your PPA received inSBC No. 520/97, dt.11.4.97.

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The Planning Permission Application and Revised Plan  
received in the reference cited for the proposed  
**construction of Ground + 3 Floors Residential Building at  
Plot No.219, 2nd Avenue Road, Anna Nagar Western Extension,  
R.S.No.103/2 and 125 part of Padi Village**

is under scrutiny. To process the application further, you  
are requested to remit the following by separate Demand  
Drafts of a Nationalized Bank in Chennai City drawn in favour  
of Member-Secretary, CMDA, 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, Area Plans Unit  
in CMDA.

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|--|---|
| i) Development charge for<br>land and building under<br>Sec.59 of the T&CP Act,<br>1971.   | Rs. 9000/-<br>( Rupees Nine Thousand only ) |
| ii) Scrutiny Fee   | Rs. 100/-<br>(Rupees One hundred only )     |
| iii) Regularisation charge   | Rs. ....                                    |
| iv) Open space Reservation<br>charges (i.e. equivalent<br>land cost in lieu of the<br>space to be reserved and<br>handed over as per DCR<br>19(a)(iii) 19(b)I.V.18<br>19b-II(vi)/17(a)-9). | Rs. ....                                    |

p.t.o.



- 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. A similar report shall be sent to Chennai Metropolitan Development Authority 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 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 exit of the previous Architect Licensed Surveyor and entry of the new 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 Chennai Metropolitan Development Authority.
- 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 prescribed to the extent possible;
- ix) If there is any false statement, suppression or any mis-representations of facts in the application, 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) Rainwater 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 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 in cases of special buildings and group developments.

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,

*R. S. Srinivasan*  
2597  
for MEMBER-SECRETARY.

Encl.

- Copy to: 1) The Commissioner,  
Corporation of Chennai, CMDA, Chennai-8.
- 2) The Senior Accounts Officer,  
Accounts (Main) Division,  
CMDA, Chennai-600 008.
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