

Memorandum

To: THE PLANNING - ZONING DEPT.  
General Metropolitan  
Development Authority,  
No. 8, Gandhi Bazar Road,  
Chennai 600 008.

To: Mr. A. Rathnam (10)  
Files Department,  
No. 1, 2<sup>nd</sup> Cross Street,  
Adyar, Chennai 600 017.

Letter No. B2/ MCM/90

Date: 5-10-90

Sr./Section.

Sub: CMDA - ZP - 72 - Request copy of ZP 72 and submit  
copy in a set of drawings (1:1000) of P.O. 104,  
P.O. 104, Sub. 10, (General Order 2<sup>nd</sup> Part) Chennai  
1000 - location of the site shown - map-104.  
Ref: 1) ZP received in ZP No. 438/90 dt. 2.6.78 -  
2) ZP revised plan by dt. 10.7.78 -

The Planning Commission's application and Revised Plan  
received in the reference cited for a revised copy of  
ZP 72 and submit in a set of drawings (1:1000) of P.O. 104,  
P.O. 104, Sub. 10, (General Order 2<sup>nd</sup> Part) Chennai 1000.

In order to process the application further, you are  
requested to remit the following by file separate Demand  
Drafts of a Nationalized Bank in Chennai City Branch in favour  
of Member-Secretary, CMDA, Chennai-8, at Cash Counter (between  
12.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate  
receipt to the area Plans Unit 'B' Chennai, Area Plans Unit  
in CMDA.

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| i) Development charge for<br>land and building under<br>Section of the MDP Act,<br>1971.   | Rs. 9500/-<br>(Cover the cost of the land only) |
| ii) Planning Fee   | Rs. 5000/-<br>(Cover the land only)             |
| iii) Regularisation charge   | Rs. 5000/-<br>(Cover the cost of the land only) |
| iv) Open Space Regularisation<br>charges (i.e. equivalent<br>land cost on basis of the<br>space to be reserved and<br>banded area as per ZP<br>1971 (144/15) dt. 2.7.78<br>14(4)-II-(a)/77(a)-87 | Rs. —   |
| v) Security Deposit (for<br>the proposed development)  | Rs. 10,000/-<br>(Cover this fund only)          |
| vi) Security Deposit (For<br>Ruptio Tank with office<br>filling)   | Rs. —   |
| vii) Security Deposit for<br>fencing wall  | Rs. 10,000/-<br>(Cover this fund only)          |

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(Security Deposit was submitted in separate letter)

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vii) ~~Security Deposit for~~ Display Board

(Security Deposits refundable amounts without interest on claim, after issue of completion certificate by CHDA. If there be any deviation/ violation/change of use of any part or whole of the building/site to the approved plan SD will be 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 get up the display board.

1) 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).

2) The papers shall be returned unapproved if the payment is not made within 30 days from the date of issue of this letter.

3) You are also requested to comply the following:

a) Furnish the letter of your acceptance for the following conditions stipulated by various provisions available under RMR 2(b) II:-

i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plan should be made without prior sanction. Construction done in deviation is liable to be demolished.

ii) In case of Special Buildings, Group Development 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 name/address and consent letters should 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 Chennai Metropolitan Development Authority when the building is complete upto plinth level and thereafter every three months at various stages of the construction/ development certifying that the work as far completed is in accordance with the approved plan.

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The licensed Surveyor and Architect shall inform this authority immediately if the contract between him/then 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 indicate the stage of construction at which he has taken over. No construction shall be carried out during the period later running between the exit of the previous architect licensed Surveyor and entry of the new appointee.

v) On completion of the construction the applicant shall inform 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 services connection such as Electricity, Water Supply, Sewerage he/ she 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 these conditions to the signing permission.

viii) In the open spaces 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 mis representations 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 provide over head traps and walls.

xi) The applicant will be responsible if the conditions mentioned above are not complied with.

xii) Sanitation measures notified by CMDA should be adhered to strictly.

a) Undertaken in the format prescribed in Schedule - XIV to RMR a copy of it enclosed in R.I.D's Stamp Paper duly executed by all the land owner, R.I.D 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.

*It found for spec of water also comply MS Dec 4 of act, supply with public or provision of ground water along for house.*

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5. The issue of planning permission depend on the compliance/fulfillment of the conditions/agreements stated above. The acceptance by the Authority of the pro 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 (including waiting fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LRA, which had to be complied before getting the planning permission or any other reason provided the construction is not commenced and date for refund is made by the applicant.

Yours faithfully,

*[Handwritten signature]*  
 for *[Handwritten name]*

Recd:

Copy to:

1. The Accounts Officer, (Accounts Main Bldg.,  
 CDA/Chennai-600 006.
2. The Commissioner of Chennai,  
 First Floor, East Wing,  
 CDA Building, Chennai-600 006.

