

RECEIVED

Post  
THE MANAGER - ZONE PLANNING  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY,  
No. 8, Gandhi Street Road,  
CHENNAI - 600 038.

To  
Mr. A. Venkatesan  
4-84, Annamalai,  
Chennai - 600 038

Letter No. 23/1573

Date: 7/1/88

Sir/Madam,

Sub: CMDA - 400 - 22 - Proposed Extension of 22/40023F  
Plot no 6 & 6A and their area at plot 2, 4, 15,  
Survey 8, 8<sup>th</sup> Avenue, AC Sub, Annamalai & T.S. Rd,  
Plot 2 & 15 of Suburban Village - extension of the 22/40023F - 22/40023F.  
Ref: 1) FPA received to SAC No. 22/40023F Dt. 5.8.88

The Planning Permission & Application and Request Plan received in the reference 22/40023F Plot no 6 & 6A and their area at plot 2, 4, 15, Survey 8, 8<sup>th</sup> Avenue, AC Sub, Annamalai & T.S. Rd, Plot 2 & 15 of Suburban Village. cited for a proposed extension of 22/40023F Plot no 6 & 6A and their area at plot 2, 4, 15, Survey 8, 8<sup>th</sup> Avenue, AC Sub, Annamalai & T.S. Rd, Plot 2 & 15 of Suburban Village.

In order to process the application further, you are requested to remit the following by cash 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' Chennai, Area Plans Unit in CMDA.

10.9.88  
**DESPATCHED**

- |   |  |
|---|--|
| i) Development charge for land and building under Sec-35 of the MDP Act, 1971.  | a. <u>Rs. 1000/-</u><br>(Cash drawn from and for bank only). |
| ii) Survey Fee  | b. <u>Rs. 1000/-</u><br>(Cash drawn from and for bank only). |
| iii) Regularisation charge  | a. <u>---</u>  |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCB 19(1)(iii) & 19(1)(v) & 19(1)(b) - 21(1)(a) / 17(a) - 2) | a. <u>---</u>  |
| v) Security Deposit (for the proposed development)  | a. <u>Rs. 10,000/-</u><br>(Cash for bank only).              |
| vi) Security Deposit (for Septic Tank with effluent filter)   | a. <u>---</u>  |
| vii) Security Deposit for drinking water  | a. <u>Rs. 10,000/-</u><br>(Cash for bank only).              |
- (Security Deposit and other related charges without

vii) Security Deposit for Display Board

(Security Depositors refundable amounts without interest on claim, after issue of completion certificate by DMAs. If there is 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 shape under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board).

3) Payments received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 2% per month) for every completed month from the date of issue of this letter. This amount of interest shall be credited along with the charges due (however no interest is collectable for Security Deposits).

3) The papers would be returned unaltered 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 attached provisions available under DCR 2(b) III:-
  - i) The construction shall be in accordance as per mentioned 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 cases of Special Buildings, every 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 names/address and consent letters should be furnished.
  - iii) A report in writing shall be sent to Chennai Metropolitan Development Authority by the Architect/ Licensed 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 less 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/their and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

ix) 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 out during the period inter-vening between the exit of the previous Architect Licensed Surveyor and entry of the new appointed.

x) 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.

xi) 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.

xii) When the site under reference is transferred by way of sale/lease or any other mode 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.

xiii) In the Open Space within the site, trees should be planted and the existing trees preserved to the extent possible.

iv) 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.

v) The new building should have adequate provision over land tanks and wells.

vi) The applicant will be provided with the conditions mentioned above are not complied with;

vii) Water conservation measures notified by CMDA, should be adhered to strictly.

viii) Undertakes (in the format prescribed in Annexure - XII to RMR) a copy of it enclosed in A.10/- Stamp Paper duly executed by all the land owner, CPA holders, builders and contractors separately. The undertakings shall be duly attested by a Notary Public.

*Approved CMDA - 2.8.16  
referred to  
with the  
of Public Project  
in 2016*

- b) Details of the proposed development duly filled in the format enclosed for display at the site in spaces of special buildings and group developments.
- c) *to provide five copies of revised plan register & follow up*
  - *1st copy submitted to CS*
  - *1st copy of land project not possible to submit.*
  - *1/2 plot of draw to forward after plan*
  - *1st the relevant parking arrangements not shown.*
  - *1st the 1st copy of map not shown.*

5. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance by the authority of the pre request 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 awaiting fee) in case of refusal of the permission for non-compliance of the conditions stated above as any of the provisions of B&C, 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,



FOR SECRETARY - SECRETARY

Encls:

Copy to:

1. Sr. Accounts Officer, (Accounts Head/Off),  
CHIA/Chennai-600 006.
2. The Commissioner of Chennai,  
First Floor, East Wing,  
CHIA Building, Chennai-600 006.


