

Mr. Bhabha

From

THE MEMBER SECRETARY,  
Chennai Metropolitan  
Development Authority,  
No. 4, Gandhi Iyerin Road,  
Chennai-600 029.

To

V. Arunachalam (Lawyer)  
B.no. 166, Mangalam colony  
Anna Nagar, Ch-40

Letter No. 82/1941/79

Dated: 19/5/79

Sir/Madam,

Sub: CMIA - 277 - 79 - proposed addl. condn. to the  
FMS allotted plot at B.no. 166, mangalam  
colony, Anna Nagar, Thiruvengadam village -  
Municipality of S. and S. S. road - Ch.  
Ref: 1) PFA received in SAC No. 52/79 dt 29/1/79.  
and revision plan received dt.

The Planning Permission Application and Revised Plan  
received in the reference first cited for the proposed addl.  
condn. to the FMS allotted plot at B.no. 166, mangalam  
colony, Anna Nagar, Thiruvengadam village.

is under scrutiny. To process the application further, you  
are requested to remit the following by separate  
Demand Drafts of a Nationalised Bank in Chennai City drawn in  
favour of Member Secretary, CMIA, Chennai-3 at Cash Counter  
(between 10.00 A.M. and 4.00 P.M.) in CMIA and produce the  
duplicate receipts to the Area Plans Unit 'B' Chennai, Area  
Plans Unit in CMIA.

DESPATCHED

i) Development charge for land-use building under Sec.10 of the T&C Act, 1977.	Rs.	20,000/- (Twenty thousand only)
ii) Sewerage fee	Rs.	-
iii) Regularisation charge	Rs.	-
iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per 503-12-20(11) 154-17-10 102-22(11)/1710-50	Rs.	-

- vi) Security Deposit for the proposed development. | Rs. 35,000/- (Thirty <sup>five</sup> thousand only)
- vii) Security Deposit for septic tank with office filter? | Rs. -
- viii) Security Deposit for display board | Rs. 10,000/- (Ten thousand only)

Security Deposit are refundable amounts without interest. On completion, after issue of completion certificate by CMDA. If there is any deviation/violations/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 both side under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board.

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 along with the charges (as hereover no interest is collectable for Security Deposits).

3. The papers shall be returned unapproved if the payment is not made within 30 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 RMZ 2001/11:-
  - 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 violation 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.

1111 - report to existing shall be sent to Chennai Metropolitan Development Authority by the Architect/Engineer Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the approved plan similar report shall be sent to Chennai Metropolitan Development Authority when the building is 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/then and the Owner/Developer has been cancelled or the construction is carried out in deviation to the approved plan.

1v) 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 CDMA 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 appointee.

1v) On completion of the construction the applicant shall intimate CDMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Chennai Metropolitan Development Authority.

vii) While the applicant makes application for service connections such as Electricity, Water Supply, Sewerage he/ she should enclose a copy of the completion certificate issued by CDMA along with his application to the concerned Department/Board, Agency.

viii) 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 CDMA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction. And shall file the purchaser to these conditions to the planning committee.

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

x) If there is any false statement, exaggeration or any mis representations of facts in the application, Planning Commission will be liable for cancellation and the development ends. If any will be treated as unauthorised.

- x) The new building should have adequate provision for heat, water and walls.
- xi) The sanitation will be self-sufficient, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMD, should be adhered to strictly.
- a) Undertakes in the Forest prescribed in Appendix - XIV to DCR) a copy of it enclosed in 88- 10/- Stamp paper duly executed by all the land owner, ODA 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 form enclosed for display at the site in case of special buildings and group developments.

c) You are requested to inform this office after completion of the process required for sanction for construction & further action.

5. The issue of planning permission depend on the compliance/fulfillment 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 starting 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,

*[Signature]*

for MEMBER SECRETARY.

Encl:

Copy for

1. Sr. Accounts Officer, (Accounts Maintn.), C.A.S.A./Chennai-600 008.
2. The Commissioner of Chennai, First Floor, East Wing, ODA Building, Chennai-600 008.

*[Signature]*

*[Signature]*  
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