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RECEIVED

From  
THE MEMBER-SECRETARY,  
Chennai Metropolitan  
Development Authority,  
No. 8, Gandhi Bypass Road,  
Chennai-600 028.

To  
Mr. P.R. Corbett  
No. 8, 18<sup>th</sup> Avenue,  
Delhi Nagar,  
Chennai-600 028.

Letter No. EA/20907/78  
Six/Madras.

Date: 30-1-78

Sub: CMDs - APD - 11 - Proposed construction of 6+30  
residential building for school at plot = 311 -  
7<sup>th</sup> Street, 7<sup>th</sup> Street, Chennai 600 028. T.S. 227.  
Building is of plan number 11/17(a)-3.  
Ref: (i) FFA received in CMD No. 44/78 dt. 12.1.78  
(ii)

The Planning Permission Application and Request Form  
received in the reference cited for a proposed construction  
of 6+30 residential flats for a school at plot = 311, 7<sup>th</sup> Street,  
Area name: Area name  
7<sup>th</sup> Street, Chennai 600 028, T.S. 227, Building No. 11/17(a)-3.

In order to proceed the application further, you are  
requested to remit the following by Form separate Demand  
Drafts of a Nationalised Bank in Chennai City drawn in favour  
of Member-Secretary, CMDs, Chennai-8, at Cash Counter (between  
10.30 a.m. and 4.00 p.m.) in CMDs and produce the duplicate  
receipt to the Area Plans Unit 'B' Chennai, Area Plans Unit  
in CMDs.

- |   |  |
|---|--|
| i) Development charge for<br>land and building under<br>Sec. 59 of the MDP Act,<br>1971.  | a. <u>₹ 1,00,000/-</u><br>and for bonded<br>Corporate Tax (amount only). |
| ii) Sewerage fee  | a. <u>₹ 500/-</u><br>Corporate Tax bonded and<br>paid only.              |
| iii) Regularisation charge  | a. —   |
| iv) Open Space Reservation<br>charges (i.e. equivalent<br>land cost in lieu of the<br>space to be reserved and<br>landed over as per DCR<br>18(a)(iii)(b)(v), 18<br>18(b)-II(ii)(17(a)-3) | a. —   |
| v) Security Deposit (for<br>the proposed development)   | a. <u>₹ 20,000/-</u><br>Corporate Tax bonded only                        |
| vi) Security Deposit (for<br>Septic Tank with effluent<br>filter)   | a. —   |
| vii) Security Deposit for<br>sewerage work  | a. <u>₹ 1,00,000/-</u><br>Corporate Tax bonded only                      |

5/1/78  
**DESPATCHED**

(Security Deposit are refundable accounts without)

via Security Deposit for                      by  
Display Board

(Security Depositors refundable amounts without interest on claim, after period of completion certificate by CM&A. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan SS will be forfeited. Security Deposit for Display Board is refundable when the display board as prescribed with format is put up late site 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 stamp fee (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 followings

a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under ICR 2(b) III:-

1) 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.

11) In case 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 name/address and consent letters should be furnished.

111) A report in 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 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 Chermal Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMMA 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 evening 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 CMMA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Chermal Metropolitan Development Authority.

vi) While the applicant seeks application for service connection such as Electricity, Water Supply, Sewerage etc/ she should enclose a copy of the completion certificate issued by CMMA 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 CMMA 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 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 tanks and walls.

xi) The sanction will be void if the conditions mentioned above are not complied with;

xii) Maintenance conservation measures notified by CMMA should be adhered to strictly;

a) Undertakings in the format prescribed in Annexure - XIV to MRZ a copy of it enclosed in S.10/- Stamp Paper duly executed by all the land owner, GFA 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 green developments.

*Handwritten notes:*  
c) per now requested to furnish after copies of revised plan showing the total height of a building, also under permission of a plot title and identity of a licensed architect or surveyor for the structure of plot title.  
d) Developer's declaration Application form to be furnished.

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 searching fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RGA, 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,

Sd/-

Copy 1/2

1. Mr. Accounts Officer, (Accounts Main/En.,  
CND, Chennai-600 008,
2. The Commissioner of Chennai,  
First Floor, East Wing,  
CND Building, Chennai-600 008.

for MCHS-DEPARTMENT.