

THE HON'BLE SECRETARY,  
 Central Metropolitan  
 Development Authority,  
 No. 2, Gandhi Bazar Road,  
 Chennai-600 008.

The above subject (contd)  
 Refer to the above subject  
 dated 11.11.78  
 Please refer to the above subject

Letter No. *20/200/78*

Dated: *11-11-78*

Sir/Madam,

Ref: *2004 - 200 - 22 - Proposed with building to a*  
*4000 plots (2000) situated in zone of Block No. 107*  
*located in the area of T. Nagar, 50th Street, City*  
*of Chennai, Tamil Nadu.*  
 Ref: 1) *2004 received in 200 No. 10/10/78*

The Planning Commission application and consent plan  
 received in the reference cited for the proposed building  
 to a *4000 plots (2000) situated in zone of Block No. 107,*  
*located in the area of T. Nagar, 50th Street, City*  
 in zone existing. To process the application further, you are  
 requested to remit the following by separate Demand  
 Drafts of a Nationalized Bank in Chennai City issued in favour  
 of Member-Secretary, CMDA, Chennai-60, at Cash Counter (between  
 10.45 A.M. and 4.00 P.M.) in CMDA and produce the appropriate  
 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>Sec. 20 of the Act of 1971.   | a. <i>11, 500/-</i><br><i>(Amount to be paid in five instalments)</i>  |
| ii) Screening fee   | a. <i>15000/-</i><br><i>(Amount to be paid in full before start)</i>   |
| iii) Regularisation charge  | a. —   |
| iv) Open Space Reservation<br>charges (i.e. equivalent<br>land cost in line of the<br>space to be reserved and<br>landed with an area of 100<br>sq. m. (111.10 x 9.00 m. or<br>1000 sq. m. or 17.10 x 58) | a. —   |
| v) Security Deposit (for<br>the proposed development)   | a. <i>15000/-</i><br><i>(Amount to be paid in full before start)</i>   |
| vi) Security Deposit (for<br>Security Bank with office<br>filled)   | a. —   |
| vii) Security Deposit for<br>sanitary work  | a. <i>10, 000/-</i><br><i>(Amount to be paid in full before start)</i> |
| viii) Security Deposit for<br>sanitary work   | a. —   |

DESPATCHED  
 11.11.78



1117 Security Deposit for the  
Display Board

(Security Deposit is refundable amount without interest on claim, after issue of completion certificate by DMU. If there is any deviation/violation/change of use of any part or whole of the building/site in the approved plan SE 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).

2) Deposits awarded 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 Receipt Deposits).

3) The papers will 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 supply the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by various provisions available under MR 219/11:-

- 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 Dispensing a professionally qualified Architect Registered with Council of Architects or Licensed 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 in writing shall be sent to General 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 General 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 violation to the approved plan.

14) The owner shall inform Council Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMAA that he has agreed for maintaining 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 entry pending between the exit of the previous Architect Licensed Surveyor and entry of the new appointed.

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

16) While the applicant makes application for services connection such as Electricity, Water Supply, Sewerage etc/ she should enclose a copy of the completion certificate issued by CMAA along with his application to the concerned Department/Board. etc/.

17) Once 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 CMAA of such transaction and also the name and address of the person to whom the site is transferred immediately after such transaction and shall bind the transferee to those conditions to the planning Commission.

18) The open space within the site, trees should be planted and the existing trees preserved to the extent possible.

19) If there be any false statement, misstatement or any site representations of any in the application, planning permission will be liable for cancellation and the developer must note, if any will be treated as unauthorized.

a) The new building should have mosquito provide over head tanks and wells;

20) The question will be asked WHETHER the conditions mentioned above are not complied with;

21) Sanitary conservation measures advised by CMAA, should be adhered to strictly;

a) Declaration (in the format prescribed in Annexure - III to the CMAA) a copy of it enclosed in the City- Stamp Paper duly executed by all the land owner, CMA holders, Builders and promoters respectively. The declaration shall be duly attested by a Notary Public;

b) Details of the proposed development duly filled in the format enclosed for lodging at the site in cases of special buildings and special developments.

*of 2 final other copy of which the owner shall submit to the authority with the application and a third copy to the City Engineer. The original shall remain with the authority.*

5. The issue of Planning Permission is given on the condition/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 (including surcharging fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of LCR, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and date for refund is held by the applicant.



Yours faithfully,

Sd/-

Page No.

1. Mr. Associate Officer, (Accounts Section)...

OMR/Chennai-400 000.

2. The Commissioner of Chennai,

First Floor, East Wing,

OMR Building, Chennai-400 000.

*[Handwritten signatures and initials in blue ink, including 'P. Srinivasan' and 'S. Srinivasan']*