

~~SECRET~~



From  
THE COMMISSIONER - CHENNAI  
Chennai Metropolitan  
Development Authority,  
No. 8, Gandhi Evam Road,  
Chennai - 600 009

M. P. Ramaswamy,  
54, Pappan Hills Road,  
Chennai - 600 022.

Letter No: Ag/30432/78

Date: 10-1-78

Sir/Madam,

Re: CMDA - 100 - 22 - Revised proposal for proposal  
of a 2000 sq. ft. residential building for 10 flats of  
plot no. 854 - Pappan Hills Road, Chennai - 600 022.  
Reference: (i) IFA received in SAC No. Ag/30432/78 -  
21-1-1978

The Planning Permission application and Revised Site  
received in the reference dated 10-1-78 for a proposed building  
of a 2000 sq. ft. residential building in plot no. 854, Pappan Hills  
Road, Chennai - 600 022 of Pappan Hills Road.

is under scrutiny. In process the application further, you are  
requested to remit the following by separate Demand  
Receipts of a Nationalized Bank in Chennai City drawn in favour  
of Member-Secretary, CMDA, Chennai - 6, at 9.00 A.M. (between  
10.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate  
receipt in the Area Plans Dept - 78, Chennai, Area Plans, Dept  
in CMDA.

already submitted

You are requested to remit the following by separate Demand Receipts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai - 6, at 9.00 A.M. (between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate receipt in the Area Plans Dept - 78, Chennai, Area Plans, Dept in CMDA.

- (i) Development charges for land and building under Sec. 16 of the MDP Act, 1971.
- (ii) Donation fee
- (iii) Regularisation charge
- (iv) Open Space Reservation charges (i.e. minimum land area in lieu of the space to be reserved and deposited over as per 31B 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- (v) Security Deposit (for the proposed development)
- (vi) Security Deposit (for Septic Tank with effluent filter)
- (vii) Security Deposit for Draining work

Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only  
Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only

14/1/78  
**DESPATCHED**

Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only  
Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only

Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only  
Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only

(Security Deposit and Draining work) Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only  
Rs. \_\_\_\_\_  
A sum of \_\_\_\_\_ rupees only

with Security Deposit For Display Board

[Security Deposits refundable amounts without interest on claim, after issues of completion certificate by CMAs. If there is any deviation/ violation/change of use of any part or whole of the building/site to the approved plan BS 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 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. 3% 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 Monthly Deposits).

3) The papers would 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 various provisions available under DMR 216/ III-

- 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 deviation is liable to be demolished.
- ii) In case of Special Buildings, your Development a professionally qualified Architect Registered with Council of Architects or Class II 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 General 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 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 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 inter-vening 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 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 service connections 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these 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 grids over head tanks and wells.

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

xii) Eminent domain acquisition measures notified by CMDA, should be adhered to strictly;

a) Undertakings (in the format prescribed in Annexure - I & II to SOI) a copy of it enclosed in 10/- Stamp Paper duly attested by all the land owner, CPA 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 clearing of the site in cases of special buildings and group developments.

c) you are <sup>also</sup> requested to furnish original copy of <sup>copies</sup> ~~copy~~ by (1) no. 20/12/2014

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The issue of planning permission depend on the compliance/fulfillment of the conditions/payments 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 (excluding secretary 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 made by the applicant.

Yours faithfully,

*Handwritten initials*

*Handwritten signature*

Encl.

Copy 3/1

1. Sr. Accounts Officer, (Accounts Maintn.)  
CDDA/Chennai-003 002.

for MEMBER-SECRETARY.

2. The Commissioner of Chennai,  
First Floor, East Wing,  
CDDA Building, Chennai-003 002.

*Handwritten initials and signature*