

Free

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
Yashwanth Narayanan Halligai,  
8 Gandhi Irwin Road,  
Chennai-600 000.



Mrs. C. Gopal (P.O.)  
Sivan Co-operative,  
8/29/1, 2<sup>nd</sup> Main Road,  
Ammangal, Chennai-600 000.

Letter No. *Ref/4709/98*

Dated 5-5-98

Sir,

Ref: 1342 - 470 - 02 - proposed copy of letter  
sent to you for 10 sets of plots of 800 sq. ft. each, 100 ft.  
10<sup>th</sup> main road, Ammangal to 2<sup>nd</sup> main road, 111  
ft. and 100 ft. of Madhavakrishnan - Venkatesh  
road of 20 and other charges - for info.

Ref: your letter dated 01.3.98 with  
enc. no. 159/98.

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The Planning Permission Application & Revised Plan  
received in the reference Conitly cited for the  
proposed copy of plots, with 10 sets of plots of 800 sq. ft.  
each, on 10 th main road, Ammangal to 2 nd main road, 111 ft. and 100 ft. of Madhavakrishnan - Venkatesh road  
of 20 and other charges - for info.

is under scrutiny. To process the application further, you  
are requested to remit the following by Bank.....  
separate Demand Drafts of a Nationalized Bank in Chennai City  
order in favour of Member-Secretary, CMD, Chennai-3 at Cash  
counter (between 10.00 A.M. and 4.00 P.M.) in CMD and produce  
the duplicate receipt to the Area Plans Unit (8-Chennai), Area  
Plans Unit in CMD.

- Development Charge for  
land and building under  
Sec. 59 of the T&CP Act.  
1977

Rs. 2500/-  
(Payee Dept. Account and  
fine interest only),  
Rs. 100/-  
(Payee as interest only)

- Surveying Fee

J.L.O.

*1/10  
1/10*

*13.5.98*

- iii) Regularisation charge
- iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 26(a) (111) 100 I.V.10 125-11(vi) 717 (a) - 10
- v) Security Deposit (for the proposed development)
- vi) Security Deposit (for apptic tank with apflow filter)
- vii) Security Deposit for display board.

a. \_\_\_\_\_

a. \_\_\_\_\_

a. *1000/-*  
*(same for second only) 1000/-*  
*Security deposit for 1st and 2nd floor*  
*at 1000/- 1000/-*

a. \_\_\_\_\_

a. *1000/-*  
*(same for second only)*

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificates by COMD. If there is any deviation/variation/average of one or 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 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 rec issue of this letter attract interest at the rate of 12% per annum (i.e. 3% per annum) 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 Security Deposits!

3. The papers shall 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 following:-

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 26(a) 111:-
  - 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!
  - ii) In cases of Special Buildings, Group Developments a professionally qualified Architect Registered

iii) A report to 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 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 intimate the stage of construction at which he has taken over. No construction shall be carried on 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 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 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:

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 developer made, if any will be treated as unauthorized.

- a) The new building should have mosquito provide over head tanks and walls;
- ai) The sanitation will be avoidable, if the conditions mentioned above are not complied with;
- aii) Rainwater conservation measures notified by CMD, should be adhered to strictly;
- a) Undertaking (in the format prescribed in Appendix - XIV to ECR) a copy of it enclosed in B- 10/- Stamp paper duly attested 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 group developments.

5. The issue of Planning permission depend on the compliance/fulfilment of the conditions/payments stated above. The Agency/Service 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 scrutiny fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of ECR, 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 to:

1. Sr. Accounts Officer, (Accounts Maintn.)  
C.R.D.A./Chennai-600 009.
2. The Commissioner of Chennai,  
First Floor, east Wing, CMD Building,  
Chennai-600 009.