

REGULATED PUBLICATION



From  
The Member Secretary  
Chennai Metropolitan  
Development Authority,  
No. 1, Gandhi Park Road,  
Chennai - 600 024.

To  
Shri. A. Rajashekar (PWA)  
8-18, Annamangal East  
Chennai - 102.

Letter No. DM/6079/2007

Date: - 13-2-07

Sir,

Re: CMDA - Area Plans Unit - Planning Permission for the proposed  
Construction of 1st floor parking floor + 4 floor residential  
building with 12 dwelling units at Plot: 42/15 & 16/15A,  
Munimuttu Street, T.S.No: P270/1, P270/2 & 4209/2,  
Munimuttu Street, T.S.No: P270/1, P270/2 & 4209/2,  
Munimuttu Street, T.S.No: P270/1, P270/2 & 4209/2, Chennai - 102 of  
F-1704 received at CMDA, Chennai - 102 on 26-1-2007.  
of dt received on 31-5-2007.

**DESPATCHED**

1. Re: The Planning Permission Application and Revised Plan received in the  
reference, cited for the proposed Construction of 1st floor parking floor + 4 floor  
residential building with 12 dwelling units at Plot: 42/15 & 16/15A,  
Munimuttu Street, T.S.No: P270/1, P270/2 & 4209/2, Chennai - 102 of  
F-1704 received at CMDA, Chennai - 102 on 26-1-2007.

2. In order to process the application further, you are requested to remit the  
following by Post (or) Bank Demand Draft of a Nationalized Bank in Chennai City  
branch in favour of Member Secretary, CMDA, Chennai-8, at each counter between  
10.00 am to 4.00 pm in CMDA and produce the duplicate receipt to the Area Plans  
Unit, 17, Chavakkal CMDA.

(1) Development charges for land and building under Sec 28 of T&DP Act 1971 : Rs. 19,000/-  
(Charges variation through receipt)

(2) Surveying Fee : Rs. (Report)

(3) Registration charges : Rs. 16,500/-  
(Report variation through receipt and fee hundred only)

(4) Open Space Reservation Charges : Rs. (Report)  
(i.e. equivalent fee) cost in lieu of the space to be reserved and handed over as per DM 15 (34) (VI) 1993-01 (1987) 70055

55  
6) Security Deposit for the proposed Development

Rs. 70,000/-  
(Rupees Seventy thousand only)

7) Security Deposit for Septic tank with (Yellow Flag)

Rs. (Rupees) 1

8) Security Deposit for Display Board

Rs. 10,000 /-  
(Rupees Ten thousand only)

NOTE:

1) Security Deposit are refundable on cost without interest on claim, after issue of completion certificate by CHDA. If there is any deviation/violation/breach of use of any part or whole of the building/site to the approved plan, Security Deposit will be forfeited.

2) Security Deposit for display board is refundable, when the display board as prescribed in the format is put up in the site under reference. In case of default, Security Deposit will be forfeited and action will be taken to put up the Display Board.

3) In the event of the Security Deposit is not claimed within a period of 3 years from the date of certificate, the Security Deposit shall be forfeited without any further notice.

4) Payment 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 refunded along with the charges due (however no interest is collectible for Security Deposits).

5) The papers should be returned unexpired if the payment is not made within 60 days from the date of issue of this letter.

6) 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 (CR 20) II:

b) The construction shall be undertaken as per sanction and plan only and no deviation from the plan should be made without prior sanction. Construction done in deviation is liable to be demolished.

c) 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 contact letters should be furnished.

01/06/2014  
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40 A report in writing shall be sent to CMDA by the Architect/Class 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 CMDA when the building has reached specified level and thereafter every three months at various stages of the construction/development carrying out the work as far as completed in accordance with the approved plan.

The Licensed Surveyor and Architect shall inform the Authority immediately if the contract between him/herself and the owner/developer has been cancelled or the contract is carried out in deviation to the approved plan.

45 The owner shall inform CMDA 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 on during the period intervening between the visit of the previous Architect/Licensed Surveyor and entry of the newly appointed.

50 On completion of the construction, the applicant shall inform CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.

55 While the approved status application for service connection such as Electricity, Water supply, Sewerage, etc. shall enclose a copy of the completion certificate issued by CMDA along with the application to the concerned Department/Board/Agency.

60 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 persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the following paragraphs.

65 In the Open Space within the site, trees should be planted and the planting must proceed to the extent possible.

70 If there is any false statement, exaggeration or any misrepresentation of nature the application/planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.

75 The new building should have separate good cover

80 Head tanks and wells.

85 The contract will be void ab initio if the conditions mentioned above are not complied with.

144) Rain water harvesting systems installed by CMDA should be adhered to strictly.

a) Undertaking for the forest preservation. A source-NTR to CMDA a copy of it enclosed in Rs.100 stamp paper duly consented by all the land owners, CPA Mahila, Bahadan and gramam samithi. The undertakings shall be duly attested by a Notary Public.

b) Details of the proposed development site filed in the form enclosed for display at the site in cases of Special Holdings and Group Developments.

3) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-1 for a sum of Rs. 96,000/- (Ninety six thousand only)

towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec 5 (a) of CMDA (Amendment) Act 1998 read with Sec 81 (2) (ii) of the Act. As per the CMDA Infrastructure Development Charge (Levy & Collection) Regulation 1998 passed by CMDA resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSB and transfer the same to CMWSB.

8/6/24/2024

*[Handwritten initials]*

The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, do not entitle the person to the planning permission, but only refund of the Development Charges and other charges (excluding Screening Fee) in case 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 person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

*[Handwritten signature]*

for MEMBER-SECRETARY.

Each Copy of Display Form.

O/L

Copy to:

*[Handwritten signature]*  
8/6/2024

1. The Senior Accounts Officer,  
Accounts (Main) Division,  
CMDA, Chennai-600 088.
2. The Commissioner,  
Corporation of Chennai,  
Rippon Building,  
Chennai-600 003.
3. The ~~Secretary~~ Executive Officer,  
Town Panchayat (Chennai District),  
Puducherry Union.

*[Handwritten mark]*