

**REGISTERED POSTAL BILL**

**From**  
 The Member Secretary  
 Chennai Metropolitan  
 Development Authority,  
 No. 1, Chasidhi Irwin Road,  
 Egmore, Chennai - 600 008.

**To**  
 Thiru. M.S. Rajamanickam  
 CPA Holder for Thiru. P.M.  
 C4J No. 75, Near No.44  
 C.P. Kamarasamy Road  
 Alwarpet  
 Chennai - 600 018.



**Letter No. CH/CPA/2024**

**Dated: 1.2.2024**

**Sr.**

**Sub:** CMDA - Area Plans Unit - Planning Permission - Proposed construction of GP + 3 Floors Residential Building with 24 dwelling units at Door No.11, Madhav Sanyam Madhav Road, T.S.No.298, Block No.11, Sembiam Village, Perambur, - Regularisation of DC & Other charges - Requested - Reg.

- Ref:** 1) PPA received in GPO No. 58202 dt. 08.5.2023  
 2) Your letter dt. 18.2.23  
 3) The City Engineer, Corporation of Chennai L.M.D.C. No.111/2256/03 dt. 23.10.23  
 4) This Office letter No.05/79796 dt. 16.10.23  
 5) Your letter dt. 23.8.24 along with Undertaking by handing over of Road widening to Corporation.  
 6) This Office Letter no.03/18456/04 dt. 3.11.24

The Planning Permission Application received in the reference (a) cited for the proposed construction of GP + 3 Floors Residential Building with 24 dwelling units at Door No.11, Madhav Sanyam Madhav Road, T.S.No.298, Block No.11, Sembiam Village, Perambur, Chennai, is under scrutiny. To process the application further, you are requested to remit the following by Four separate Demand Draft of a Nationalised Bank in Chennai City drawn 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, TF Chennai in CMDA.

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| (i) Development charges for land and Building under Sec.29 of T&UP Act 1974   | : Rs. 25,000/-<br>(Rupees Twenty five thousand only) |
| (ii) Add. Security For Balance  | : Rs. Nil.<br>(Rupees Nil only)                      |
| (iii) Regularisation charges  | : Rs. 20,000/-<br>(Rupees twenty thousand only)      |
| (iv) Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and handover as per DCB 19 (M) (91)09/14-15/01/2009) | : Rs. Nil  |
| (v) Security Deposit for the proposed Development   | : Rs. 80,000/-<br>(Rupees Eighty thousand only)      |

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- v) Security Deposit for Septic tank with Uplow Filter : Rs. 500  
(Rupees 500)
- vi) Security Deposit for Display Board : Rs. 10,000/-  
(Rupees Ten thousand only)

**NOTE:**

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

ii) 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.

iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of constitution, the Security Deposit shall be forfeited without any further notice.

iv) 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 credited along with the charges due (however no interest is collectable for Security Deposits).

v) 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 following:

a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 23(i) II:

- i) The construction shall be undertaken as per sanctioned plans 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 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.
- iii) A report in writing shall be sent to CMDA 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 CMDA when the building 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.

- (v) The owner shall inform CMDA of any changes 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 exit of the previous Architect/Licensed Surveyor and entry of the newly appointed.
- (vi) 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 CMDA.
- (vii) 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.
- (viii) 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.
- (ix) In the Open Space within the site, trees should be planted and the existing trees preserved to the extent possible.
- (x) If there is any false statement suppression or any misrepresentation of action for application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.
- (xi) The new building should have an escape proof over.
- (xii) Head tanks and wells.
- (xiii) The sanction will be void ab-initio if the conditions mentioned above are not complied with.
- (xiv) Rain water conservation measures notified by CMDA should be adhered to strict.

(v) Undertaking (in the form as prescribed in Annexure-MIV to DCR) a copy of it enclosed in Rs.100/- stamp paper duly executed by all the land owners, G.P.A Holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.



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b) Details of the proposed development duly filled in the format such as Display at the site in case of Special Buildings and Group Developments.

c) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai - 600 082, for a sum of Rs. 1,00,000/- (Hundred One lakh and one hundred 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. 4(1)(a) of CMWS&SB Amendment Act, 1998 read with Sec.11(2) (d) of the Act. As per the CMWS&SB Infrastructure Development Charge (Levy & Collection) Regulation 1998 passed in CMWS&SB Resolution No.416/98, CMDA is empowered to collect the amount of behalf of CMWS&SB and transfer the same to CMWS&SB.

(b) Five Copies of Revised Plans changing the wordings in site plan as Public Road instead of common passage.

(c) Notarized Undertaking in Rs.10/- stamp paper to the effect that Road widening portion to be gifted to the Corporation of Chennai before getting Building Licence from the concerned Local Body.

d) The issue of Planning Permission depend on the compliance/fulfilment of the Conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, do shall not entitle the person to the planning permission, but only refund of the Development Charges and other charges (excluding Sanitary 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,

*(Signature)*  
for MEMBER-SECRETARY.

*(Signature)*

Each Copy of Display Form.

Copy to:

1. The Commissioner  
Corporation of Chennai  
Chennai - 600 082
2. The Senior Accounts Officer  
Accounts (Mains) Division  
CMDA, Chennai - 600 085.