

From  
The Member Secretary,  
Madras Metropolitan  
Development Authority,  
Thalamuthu-Natarajan Building,  
No.8, Gandhi Irwin Road,  
MADRAS: 600 008

To  
Thiru. Altaf Pasha,  
No.5, Raghava Veera Avenue,  
Poes Garden,  
Madras-86.

Lr.No.B/4960/89

dated: 9.6.'89.

Sir,

Sub: MMDA - Planning Permission - construction of  
proposed Ground floor + Mezzanine floor + 3 floors  
residential flats in 3 blocks at S.No. 321/23,  
25, 27 and 28 of Egmore - Gilchrist Avenue, Madras-31  
Development charge and Security Deposit and  
Open space Reservation charges remittance -

Ref: Requested - Regarding.

PPA dated 15.3.'89.

\*\*\* / Ground floor+Mezzanine floor+  
3 floors.

The planning permission application received in the  
reference cited for the construction of residential flats/in 3 blocks  
Commercial building/Additional construction of Residential building  
at S.No./R.S.No./T.S.No.

S.No. 321/23, 25, 27 and 28 of Egmore, Gilchrist Avenue, Madras-31  
was examined and considered for further process

subject to the following conditions stipulated by Virtue of  
provisions available under DCR 2b(ii):

i) The construction shall be undertaken as per sanctioned  
plan only, and no deviation from the plans should be made without  
prior sanction. Any deviation done violating the DCR is liable to  
be demolished.

ii) 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  
names/addresses and consent letters should be furnished.

iii) A report in writing shall be sent to Madras Metropol-  
itan Development Authority by the Architect or Class -I Licensed  
Surveyor who supervise the construction just before the commence-  
ment of the erection of the building as per the sanctioned plan.  
Similar report shall be sent to Madras Metropolitan Development  
Authority when the building has reached upto plinth level and  
therefore 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

// and remit a sum of Rs. 1,240/- (One thousand two hundred and fourty) towards Scrutiny charges, remit a sum of Rs. 9,700/- (Rupees Nine thousand and seven hundred only) towards Open space Reservation charges and

2. b) Remit a sum of Rs. 12,400/- (Rupees Twelve thousand and four hundred only) towards Development charge for land and building and a sum of Rs. 1,23,700/- (Rupees One lakh twenty three thousand and seven hundred only) towards Security Deposit which is refundable without interest after two years from the completion and occupation of the building. If there is any deviation violation/change of use to the approved plan, the Security Deposit will be forfeited. The Development charge Security Deposit/Scrutiny charge/S.D. Septic Tank for upflow filter may be remitted in two/three/four separate Demand drafts of any Nationalised Banks in Madras drawn in favour of the Member Secretary, Madras Metropolitan Development Authority at the cash counter of the MMDA within ten days on receipt of this letter and produce the challan.
- c) Furnish the information and letters of undertaking as required under 2(ii) and (iii) above
- d) Give an undertaking in Rs.5/- stamp papers attested by the Notary public (A copy of the format is enclosed herewith)
- e) i) Furnish 5 sets of revised plan with correct conversions (\*)

3. a) The acceptance by the Authority of the prepayment of the Development charge shall not entitle the person to the planning permission but only the refund of the Development charge in case of refusal of the permission for non-compliance of the conditions stated in para -2 above or any other person, provided the construction is commenced and claim for refund is made by the applicant.

b) Before remitting the Development charge, the applicant shall communicate acceptance of the conditions stated in 2(i) to (xi) above and furnish the informations and letters of undertaking as required under 2(ii) and (iii) above, and get clearance from the officials concerned in MMDA.

On receipt of the above papers, action will be taken to issue planning permission.

Yours faithfully,

*S. J. 9/6/89*  
for MEMBER SECRETARY

Encl: As in c & d above

- Copy to: 1. The Commissioner,  
Corporation of Madras,  
Madras - 600 003
2. The Senior Accounts Officer,  
Accounts Dvn.  
MMDA, Madras -8

- (\*) from feet to metres and provide the OHT capacity as 25M<sup>3</sup>.
- ii) Furnish separate Mezzanine floor plan.
- iii) Furnish Demolition plan duly signed by owner and Licensed surveyor with proper colour notation.

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 Madras Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also conform to MMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction should be carried on during the period is intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

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

vi) While the applicant makes application for service connection such as Electricity, water supply, Sewerage, he should enclose a copy of the completion certificate issue by MMDA 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 MMDA 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 these conditions of the planning permission.

viii) In the open space within the site, trees should be planted and the existing trees preserved by to the extent possible.

ix) If there is any false statement, suppression or any misrepresentation of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorised;

x) The new buildings should have mosquito proof overhead tanks and wells.

xi) The sanction will be void abintio if the conditions mentioned above are not complied with;

2) The applicant is requested to

2) a) Communicate acceptance of the above conditions