

From

THIRUVAN RAJNA, I.A.S.,  
Member-Secretary,  
Madras Metropolitan  
Development Authority,  
No. 1, Gandhi-Irwin Road,  
Madras-600 008.

To

Thiru Shyam D. Dasija,  
No.4, 2nd Street,  
Kasthuri Estate,  
Madras - 600 086.

Letter No 03/24002/91

Dated 26.12.91

Sir,

Sub: MMDA - Area Plans Unit - Multi-storeyed  
building - Planning permission for proposed  
construction of B.P(pt)+G+P+7 floors of  
residential building at Door No.239, R.S.  
No.108/2, 108p3, Bk.No.4, Mylapore village,  
Avaishannugham Salai, Mylapore, Madras.

- Ref:
1. Your PPA dated 26.3.91.
  2. G.O.Lr.(MS.)No.1409, dt.31.10.91.
  3. This office Lr.03/24002/91, dt.21.11.91.
  4. Your Lr.No.111, dt.4.12.91.

The Planning Permission application received in the  
reference ~~is~~ first cited for the construction of residential flats  
of basement floor + ground floor + 7 floors for residential flats  
at Door No.239, R.S.No.108/2, 108/3, Block No.4, Mylapore village,  
Avaishannugham Salai, Mylapore, Madras is found approvable as per  
the Government order 2nd cited subject to the further 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 sanc-  
tion. Any deviation done violating the DCR  
is liable to be demolished.
- ii) A professionally qualified Architect Regis-  
tered 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  
Metropolitan Development Authority by the  
Architect or Class-I Licensed Surveyor who  
supervise the construction just before the  
commencement of the erection of the building  
as per the sanctioned plan. Similar report  
shall be sent to MMDA when the building has  
reached upto plinth level and thereafter  
every three months at various stages of the

⊗⊗ Conditions laid  
down therein and  
subject to the

p.t.o.

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 Madras Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm 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 intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointees.
- 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 issued 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 mis-representation of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as un-authorized;
- x) The new buildings should have mosquito-proof over-head tanks and wells.
- xi) The sanction will be void abinitio if the conditions mentioned above are not completed with:

2. The applicant is requested to --

- a) Communicate acceptance of the above conditions.
- b) Remit a sum of Rs. 19,750/- (Rupees nineteen thousand seven hundred and fifty only) towards Development charge for land and building and a sum of Rs. 1,975/- (Rupees one thousand nine hundred and seventy five only) towards scrutiny charges and Rs. 3,40,500/- (Rupees three lakhs forty thousand five 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/Security Deposit for 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 letter of undertaking as required under 2(a) and 2(b) above.
- d) Give an undertaking in Rs.5/- stamp paper attested by the Notary Public (A copy of the Format is enclosed herewith).

- e) A copy of format enclosed for display of particulars for MSB/Special Buildings and the display with details at the site is compulsory.

3. (a) The acceptance by the Authority of the Pre-payment 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 not 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 1(i) to (xi) above and furnish the informations and letters of undertaking as required under 2(a) and 2(b) above, and get clearance from the officials concerned in MMDA.

4. On receipt of the above papers, action will be taken to issue Planning Permission.

Yours faithfully,

For

E 26/29,

for MEMBER-SECRETARY.

*Signature*

Encl. As in C, D and E above.

Copy to: 1) The Commissioner,  
Corporation of Madras,  
Madras-600 003.

2) The Senior Accounts Officer,  
Accounts (Main) Division,  
MMDA, Madras-600 008.