From

~~THIRU RAVAN RATNA~~,
Member-Secretary,
Madras Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Madras-600 008.

To

Thiru M.S. Mujeebullah,
Door No.61, First Main Road,
C.I.T. Nagar, Madras-600 035.

Letter No. B1/8006/92   Dated: 24.7.92

Sir,

Sub: MMDA - Area Plans Unit - Construction
of residential building at T.S.No.4 & 16,
Block No.13, No.61, First Main Road,
CIT Nagar, Madras-35 - Remittance of
D.C., S.D. - Requested - Regarding.

Ref: Your PPA received on 3.4.92.

...

The Planning Permission application received in the
reference cited for the construction of residential flats at the
above site under reference was examined and considered to process
further subject to metro water clearance and 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 devision 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
construction/development, certifying that
the work so far completed is in accordance

p.t.o.

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 cons-
truction at which he has taken over. No cons-
truction should be carried on during the period
is intervening between the exit of the previous
Architect/Licensed Surveyor and entry of the
new appointees.

v) On completion of construction that 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 comple-
tion 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 of
any mis-representation of facts in the applica-
tion, 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.

x) 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.2250/- (Rupees two thousand two hundred and fifty only) towards Development charge for land and building and a sum of Rs.40,500/- (Rupees 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 under-taking 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.
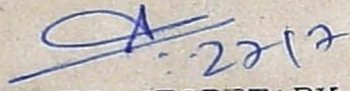
3. (a) The acceptance by the Authority of the Pre-payment of the Development charge shall not entitle the person to the Planning Permission but only the refund of the Development charge in case of refusal of the permission for non-compliance of the conditions stated in Para-2 above or any other person, 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 MEMBER-SECRETARY.

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.