

From
THE MEMBER-SECRETARY,
Madras Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Madras-600 008.

To

Thiru Kishore Kumar Gokuldas,
'Marble Arch',
No.5, Bishop Wallers Avenue East,
Mylapore, Madras-4.

Letter No. **B2/20876/92**

Dated: **2-12-'92**

Sir,

Sub: **MMDA - AFU - Construction of
Residential building at R.S.No.128/12,
Block No.21 of Hungambakkam Village,
Door No.13, Thirumurthy Nagar 2nd Street,
Remittance of D.C., S.C., S.D., -
Requested - Regarding.**

Ref: **Your FPA received on 28-8-'92 vide
SBC.No.726/92.**

...

The Planning Permission application received in the reference cited for the construction of Residential Flats building 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 2(B)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 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

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 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 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 of 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 unauthorised.
- x) The new buildings should have mosquito-proof overhead 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. **2,000/- (Rupees Two thousand only)** towards Development charge for land and building and a sum of Rs. **2,300/- (Rupees Two thousand and three hundreds only)** towards Scrutiny Fee for Revised Plans and a sum of Rs. **38,500/- (Rupees Thirty Eight thousand and five hundreds 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~~ Fee 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.
- 2) Revised Plan with correct sectional plan and showing Balconies as open balcony.**

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 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. **You are informed that for the payments received after one month, interest shall be collected at the rate of 12% per annum (1% per month) for every completed month from the date of issue of the Development Charge advice.**

Yours faithfully,

For
M. S. Moneypaw
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.

From
The Member-Secretary,
Madras Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Egmore, Madras-600 008.

To
The Commissioner,
Corporation of Madras,
Madras-600 008.



Lr.No.B2/20876/92.

Dated:30.12.'92.

Sir,

Sub: MMDA - Planning Permission - Cons-
truction of Ground+3 floors Residential
building at R.S.No.128/12, Block No.21,
Door No.13, Thirumurthy Nagar 2nd Street,
Mungambakkam - Approved - Reg.

- Ref: 1. PPA received on 26.8.'92 vide SBC No.
726/92.
2. This Office Lr. even no. dt. 2.12.'92.
3. Applicant Lr. dt. 11.12.'92, 17.12.'92
and 22.12.'92.

...
The Planning Permission Application received in the
reference cited for the construction of Ground+3 floors Residential
building at R.S.No.128/12, Block No.21 and Door No.13, Thirumurthy
Nagar 2nd Street, Mungambakkam has been approved subject to the
conditions incorporated in the reference 2nd cited.

2. The applicant has remitted the following charges:

- 1) Development Charge : Rs.2,000/- (Rupees Two thousand
only)
- ii) Scrutiny fee : Rs. 2,300/- (Rupees Two thousand
three hundred only)

in Challan No. 46170, dated 15.12.'92 accepting the conditions
stipulated by MMDA in the reference 3rd cited and furnished Bank
Guarantee towards Security Deposit which is valid upto 10.12.'97
for Rs. 38,500/- (Rupees Thirty eight thousand and five hundred
only).

3. Two copies/sets of approved plans, numbered as
Planning Permit No.B/15129/526/92, dated 30.12.'92 is sent
herewith. The Planning Permit is valid for the period from
30.12.'92 to 29.12.'95.

4. This approval is not final. The applicant has
to approach the Madras Corporation for issue of Building Permit
under the respective Localbody Acts, only after which the proposed
construction can be commenced. A unit of the Madras Corporation
is functioning at MMDA first floor itself for issue of Building
Permit.

Yours faithfully,

M. J. M. M. M.
for MEMBER-SECRETARY.

- Encl: 1. Two copies/sets of approved plan.
2. Two copies of Planning Permit.

Copy to: 1. Thiru. Kishore Kumar Gokaldas,
No.5, Bishop Wallers Avenue,
Mylapore, Madras-4.

p.t.o.

**Copy to: 2. The Deputy Planner,
Enforcement Cell,
NEDA., Madras-8.
(with one copy of approved plan).**

**3. The Chairman,
Appropriate Authority,
No.31, G.N.Chetty Road,
T. Nagar, Madras-17.**

**4. The Commissioner of Incometax,
No.121, Mungambakam High Road,
Madras-600 034.**

**5. Thirru. P. Ravi,
Licensed Surveyor,
No.22, Ellaiamman Colony,
Madras-86.**

agr.4.1.

The following details are furnished for the information of the concerned authorities for their respective action.

The applicant has submitted the following documents for consideration:

1. Development plan (copy) - (Refer to enclosure)

2. The applicant has submitted the following documents for consideration:

3. The applicant has submitted the following documents for consideration: