

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

To
T.N. Dhakshinamoorthy and Others,
2,774, 7th Avenue,
Basant Nagar,
Madras-20.

Letter No. 83/21191/83.

Dated: 27.1. '83

Sir,

Sub: MDA - Area Plans Unit - Multi
Storeyed Building - Planning
Permission for proposed construction
of Basement+Ground+7 Floors at
S.S.No.4274/4, 15, 16, Greenways
Road, S.A.Puram, Madras-20.

Ref: 1. Your EPA dated 20.1. '83
2. S.O.No.51905/UMI(1)/83,
dt. 8.1. '83.

The Planning permission application received in the
reference I cited for construction of Basement+Ground+7 Floors
at S.S.No.4274/4, 15, 16, Greenways Road, S.A.Puram, Madras-20
is found approvable as per Government Order 2nd cited subject
to the conditions laid down therein and subject to the
following conditions stipulated by virtue of provisions
available under DCR 75(84) :-

- 1) 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.
- 11) 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.
- 111) 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 MDA 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.

- 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 in 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 him along with his application to the respective 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 applicant shall, if any will be treated as unauthorized.
- x) The new buildings should have mosquito-proof covered tanks and walls.

3.

493

14

xi) The sanction will be void ab initio 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. 2,450/- (Rupees Eight thousand four hundred and fifty only) -- towards Development charge for land and building and a sum of Rs. 4,80,000/- (Rupees Four lakhs sixty eight thousand five hundred only) --

1

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 overflow filter may be remitted in two/three/four separate Demand Drafts of any Nationalized Banks in Madras drawn in favour of the Member-Secretary, Madras Metropolitan Development Authority at the Cash counter of the MDA 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 Form is enclosed herewith).
- e) A copy of Form enclosed for display of particulars for MDD/Special Buildings and the display with details at the site is compulsory.
- f) Copy of Tamil Nadu Government Gazette.

P. S. S.

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 (a) to (ai) 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 MEMA.

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-600 005.

2) The Senior Accounts Officer,
Accounts (Main) Division,
MEMA, Madras-600 005.

