

From

The Member-Secretary,
Madras Metropolitan
Development Authority,
8, Gandhi-Irwin Road,
Madras:600 008.



To

Thiru. N. Appadurai & others
13, Ellaimman Koll street,
Kothur
Madras - 25.

Letter No. B1/16288/93

Dated: 30.9.93

Sir/Madam,

Sub: MMDA - APU - ^{proposed} Construction of
Residential/~~Commercial~~ Building
at S.No. 98 & 99/1 Door No. Block N. 16, Shanath Avenue,
Remittance of D.C., ~~S.C.~~, S.D.,
~~O.S.R.~~, S.D. for upflow filter -
Requested - Regarding.

Ref: Your PPA received on 3.8.93

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The Planning Permission Application received in the reference cited for the ~~additional~~ construction of Residential Flats/~~Commercial~~ 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 of 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 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.

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The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/ them and the owner/ developet 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 shall 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 untill 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) Whe 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 Permissions;
- 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 proff overhed 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 :-

- a) Communicate acceptance of the above conditions.

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- b) Remit a sum of Rs. 5500 (~~Rupees Five thousand~~
 Rupees five thousand and five hundred only)
 towards Development Charge for land
 and building and a sum of Rs. 96500/-
 (Rupees Ninety six thousand and five hundred only)

^{for building only)}
 towards Security Deposit, which is
 refundable without interest after two
 years from the completion and occupation
 of the building. If there is any devia-
 tion violation/change of use to the
 approved plan, the Security Deposit will
 be forfeited. The Development Charge/
 Security Deposit/~~Scrutiny Charges/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, MMDA, Madras-8, at the Cash
 Counter of the MMDA within 10 days on
 receipt of this letter and produce the
 challen;

- c) Furnish the information and letter of
 undertaking as required under 2(ii) and
 (iii) above.
- d) Give an undertakings in Rs. 5/- Stamp paper
 attested by the Notary Public. (A copy of
 the format is enclosed herewith).
- e) I enclosed herewith a copy of format for
 display of particulars for MSB/Special
 buildings and request you to display for
 details at the site which is compulsory.
- f) For the payments received after one month
 interest shall be collected at the rate
 of 12% per annum (i.e. 1% per month) for
 the every completed month from the date of
 issue of this advice.

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.

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b) Before remitting Development Charges, the applicant shall communicate acceptance of the conditions stated in 2(i) to (xi) above and furnish the information and letters of undertaking as required under 2(ii) and (iii) 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,e & f above.

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[Handwritten signature]
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Copy to:

1. The Commissioner,
Corporation of Madras,
Madras:600 003.
2. The Senior Accounts Officer,
Accounts (Main) Division,
MMDA, Madras:600 008.