

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

To  
R.G.K. Subramani,  
8/3, Azeez Nagar,  
1st Street,  
Kodambakkam,  
Madras-600 024.

Letter No. B2/14342/93

Dated: 20-1-'94

Sir,

Sub: MMDA - APU - Construction of  
Residential Building at S.No.190/3,  
Door No.14, Vembuliamman Koil Street,  
Virugambakkam, Madras-92 - Remittance  
of D.C., S.C., S.D. - Requested -  
Regarding.

Ref: Your PPA received on 12-7-'93.  
2. Revised Plan received on 24-10-'93,  
23-12-'93, letter dated 23-12-'93.

...

The Planning Permission Application received in the  
reference cited for the construction of Residential Building  
at the above site under reference was examined and considered  
to process further 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 professional qualified Architect Registered  
with Council of Architects or Class-I Licensed  
Surveyor shall be associated with the cons-  
truction 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 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 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 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. 2,750/- (Rupees Two thousand Seven hundred and fifty only) towards Development charge for land and building and a sum of Rs. under Section 59 of the Tamil Nadu Town & Country Planning Act 1971 for land and building and a sum of Rs. 1950/- (Rupees One thousand Nine hundred and fifty only) towards Scrutiny fees. A sum of Rs. 50,000/- (Rupees fifty thousand only) paid already 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 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 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 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.
- 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.
- g) You are requested to furnish 5 sets of Revised Plan showing the set backs and the construction as on site.

/p. t. o./



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,

*[Signature]*  
FOR MEMBER-SECRETARY.

Encl. As in C, D, E, F and G above.

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

2) The Senior Accounts Officer,  
Accounts (Main) Division,  
MMDA, Madras-600 003.