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WITHIN MADRAS CITY



From

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

To

The Commissioner
Cooperation of Madras
Madras-8.

Letter No. B2/24278/94

Dated: 03.95

Sir,

Sub: MMDA - Planning Permission - Construction of
Residential building G+10 Floor at Door no. 3
8R Cross Road TSN: 9 Block: 9 SNo: 11. Perintudal
village Shengay nagar MS-30 - Approved - Reg.

Ref: (i) PPA received on: 18.11.94 SBE: 1208/94
(ii) R.P. received on: 19.12.94
(iii) T.O. Lr SNo: dt: 10.1.95
(iv) M.M.WSSB Lr No: WSE/II/PP/620/94 dt 2.2.95
(v) Application Lr dt 24.2.95

The Planning Permission Application received in
the reference cited for the construction/development of G+10 Floor
at Residential flats at TSN: 9 Block no: 9 SNo: 11. Perintudal
village Shengay nagar Madras-30

has been approved subject to the conditions incorporated
in the reference. (ii) cited.

2. The applicant has remitted the ~~following~~ ^{same necessary} charges:

Development Charge: : Rs.
Scrutiny Charges: : Rs.
Security Deposit: : Rs.
Open Space Reservation
Charge: : Rs.

Security Deposit for upflow
filter: :
in Challan No: 644 16 dated 24.02.95 Accepting
the conditions stipulated by M.M.D. vide in the reference (v) cited
and furnished Bank Guarantee for a sum of RS. /-
only towards Security Deposit
for building/upflow filter which is valid upto.

7.3.95
DESPATCHED

3. As per the Madras Metropolitan Water Supply Sewerage Board letter cited in the reference (10) cited with reference to the sewerage system the promoter has to submit the necessary sanitary application directly to Metro Water and only after due sanction he/she can commence the internal sewer works.

In respect of water supply, it may be possible for Metro Water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirements of water for other uses, the promoter has to ensure that he/she can make alternate arrangements. In this case also, the promoter should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks and Septic Tanks are hermitically sealed with proper protected vents to avoid mosquito menace.

4. Two copy/set of approved plans, numbered as Planning Permit No. B/18728/20/95 dated: 7-03-95 are sent herewith. The Planning Permit is valid for the period from 1-03-95 to 28-02-98

5. This approval is not final. The applicant has to approach the Madras Corporation/Municipality/Panchayat Union/Town Panchayat/Township for issue of building permit under the respective Local Body 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,

B/13188

ENCL:

- 1. Two copy/set of approved plan.
- 2. Two copies of Planning Permit.

For MEMBER-SECRETARY.
V
010295
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COPY TO:

- 1. Shri. K. Damodaran & others
7. Veena Garden, Valluvan Street
Nungambakkam MS-106.
- 2. The Deputy Planner,
Enforcement Cell, MMDA, Madras-8.
(With one copy of approved plan).
- 3. The Chairman, Member
Appropriate Authority,
No.31, G.N. Chetty Road, 108, Uthaman Gounder Road
P. Nagar, Madras-17. Nungambakkam MS-34.
- 4. The Commissioner of Income Tax,
No.108, Nungambakkam High Road,
Madras-600 034.

Shri. K. Venkatesh
Licensed Surveyor
3. Neelgandam Street
Nungambakkam MS-34.

6. P.S. M.K.
MMDA Mys. 8.

- iii) A report in writing shall be sent to Madras Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises 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 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 shall be carried on during the period intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee;
- v) On completion of the 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 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 to 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 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 building should have mosquito proof overhead tanks and wells;
- xi) The sanction will be void abinitio, if the conditions mentioned above are not complied with;
- xii) Rain water conservation measures notified by MMDA should be adhered to strictly.
- b) undertaking (in the format prescribed in Annexure-XIV) to DCR, a copy of it enclosed) in Rs.10/- Stamp Paper duly executed by all the land owners, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
- c) Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-Storeyed Buildings, Special Buildings and Group Developments.

5. The issue of Planning Permission will depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the Prepayment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development charge and other charges (excluding Scrutiny fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, which has to be complied before getting the planning permission, or any other reason, provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

10/11/85

for MEMBER-SECRETARY.

- Encl: 1) Undertaking format.
2) Display format.

Copy to: 1. The Sr. Accounts Officer,
Accounts (Main) Division,
MMDA, Madras:600 008.

2. *CCM*
MS-8
3. *PS to VC*
MMDA MS &

100195
10/11/85