BY RUGD. POST WITH ACK . DUE

From

THE MEMBER SECRETARY
Medres Metropolitan
Development Authority
No.8 Gandhi Irwin Road,
Madras - 600008

Letter No. 8, 16713/95

Sir/Madam,

IO JAIVU C.O. Mamnen tharakan AG-51, Anna Nagar, Madrou- 600 040

Dated: 20/10/41

Sub: - MMDA - PP-proposed Construction of GHSF.

Deidontial builing with 800 at Fishors,

Block NO. 12 of Vada Agovorn village in

Door no. 3, Railway colony 1st street, Nelson
monickem Rand, madron-29, - Romittance

of DC, CF & SD - Requested - Rog.

Ref: 1. your PPA recreved on 24/0+/91-. 2. your letter dt. 10/10/91-.

The planning permission recieved in the oxf & 1st ated for the proposed enstruction of 6+3+, oxed. blog. with PS. v. at Door No.3, Pailway colony 1st street, Nelson = wanicken Road, wadron - 29 & order south

To process the application further, you are requested to remit the following by + Arec separate Demand Drafts of a Nationalised Bank in Madras City drawn in favour of Member-Secretary, MMDA, Madras-600008 at Cash Counter (Between 10.00 A.M. and 4.00 P.M.) in MMDA and produce the duplicate receipt to the 'B' channel, Area plans unit, in MMDA.

- i) Development charge for land and building under sec. 59 of the Town and Country planning Act, 1971
- ii) Scrutiny fee
- iii) Regularisation charge

1 18. 1800/ (Rupers one Housand)

and Eight Hundraunly

(Rupers Sixty only)

Rs .

- iv) Open space Reservation charges
 (i.e. equivalent land cost in
 lieu of the space to be reserved
 and handed over as per DCR 19(a)
 (iii)/19b I.V./19b.II (vi)/17(a)
 -9)
- v) Security Deposit (for the proposed Development)
- vi) Security Deposit (for Septic Tank with upflow-filter)

18.34,000/(Rupers thirty form
thousand only)

(Security Deposits are refundable amounts without interest on claim, after issue of completion certificate by MMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, Security deposit will be forefeited)

- 2. Payments received after 30 days from the date of issue of this letter will attract interest at the rate of 12 per annum (i.e. 15 per month) for every commoleted month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (However no interest is collectable for Security Deposits)
- 3. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.
 - (a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b) II:-
 - (h) The Construction shall be undertaken as per the sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
 - (ii) In cases of Special Buildings/Group Developments, a professionally qualified Architect Registered with council of Architects as Class-I Licensed surveyor shall be associated with the Construction work till it it completed. Their names/addresses and consent letters shouldbe furnished. In cases of Multistoreyed building, both qualified Architect and a qualified structural Engineer who should also be a class-I Licensed Surveyor shall be associated, and the above informations to be furnished.



- Metropolitan Development Authority by the Architact/
 class-I Licensed Surveyor who supervises the construction just before the commencement of the erection
 of the building as per sanctioned phan. Similar report
 shall be sent to Madres 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
 varried 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 parmit 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 sele/lease or any other means to any person before completion of the construction, the party shallinform MMDM 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 O en Space within the site, trees should be planted and the existing trees preserved to the extent possible:

- ix) If topre us abt fakse statemebtem sycoressuib ir aby misraprasentation of facts in the application, planning parmission will be liable for cancellation and the development made, if any will be treated as unauthorised:
- x) The sanction will be void abinitio, if the conditions mentioned above are not complied with
- The new building should have mosquito-proof over-heed tanks and wells.
- xii) Rain water conservation measures notified by MMDA should be adhered to structly.
 - (a' Underteking (in the format prescribed in Annoxure-XIV to DCR, a copy of it enclosed) in Me. 10/- stemp paper duly executed by all the land owners, GPA holders, buildings and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - (b) Details of the proposed development duly filled in the formet 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.

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 entitled the person to the Planning Permission but only refund of the Development Charges and other charges (ecluding Scrutify fee) in cases of refusel 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,

Encl: 1) Undertaking format

2) Display format.

for MEMBER SECRETARY

20/10/45- 20/10/95 Conston of madral 20/10/45 20/

- 2) The Senior Accounts Officer, Accounts (Main) Divn, MMDA, Madras-8.
- 3) The P.S. to Vice-Chairman, MMDA, Madras-8.