



WITHIN MADRAS CITY

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

To
Thiru: D. Rajaram,
No. 64/7, Nellore Street,
Perambur,
Chennai - 600 011

Letter No. B3/27791/96

Dated: 26-2-97

Sir,

Sub: MMDA - Area Plans Unit - Planning
Permission - Proposed Constⁿ of G+2F residential
building at door no. 9, Venkatramm St, R.S. no. 442/21, Block m-23,
of Perambur village, Chennai - 600 011

- Ref: (i) PPA received in SBC No. 1690/96 dt. 15-11-96 -
 (ii) T. O. even no. dt. 2.1.97.
 (iii) Your ls. dt. 14.2.97.

3.5.97
DESPATCHED

The planning permission application/revised plan received in the reference construction of G+2F residential building at door no. 9, Venkatramm St, R.S. no. 442/21, Block no. 23 of Perambur village, Chennai - 600 011. cited for the proposed building at door no. 9, Venkatramm St, R.S. no. 442/21, Block no. 23 of Perambur village, Chennai - 600 011. has been approved subject to the conditions incorporated in the reference. 11 and

2. You have remitted the necessary charges in Challan No. 79617 dated 13.1.97 accepting the conditions stipulated by MMDA vide in the reference (iii) and furnished Bank Guarantee for a sum of Rs. _____ (Rupees _____) towards Security Deposit for building/upflow filter which is valid upto.

3. As per the Madras Metropolitan Water Supply and Sewerage Board letter cited in the reference 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 properly protected vents to avoid mosquito menace.

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3/4. One copy/set of approved plans numbered as Planning Permit No. B/24609/59/97 dated: 26-2-97 are sent herewith. The Planning Permit is valid for the period from 26-2-1997 to 25-2-2000

4/5. This approval is not final. You have to approach the Madras Corporation for issue of building permit under the respective Local Body Acts, only after which the proposed construction can be commenced.

Yours faithfully,

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for MEMBER-SECRETARY.

- Encl. 1) One copy/set of approved plans. 25/2/97
 2) One copy of Planning Permit.

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 25/2/97

Copy to: 1) The Commissioner,
 Corporation of Madras,
 Madras.
 (with a copy of approved plan and Planning Permit).

2) The Deputy Planner,
 Enforcement Cell, MMDA, Madras-8.
 (with one copy of approved plan).

3) The Member,
 Appropriate Authority,
 108, Mahatma Gandhi Road,
 Nungambakkam, Madras-600 034.

4) The Commissioner of Income Tax,
 No.108, Mahatma Gandhi Road,
 Nungambakkam, Madras-600 008.

5) Mr. S. A. Thiyaman,
 license supervisor,
 M.19/S/I, Thiruvalluvar Nagar,
 Thiruvanniyur, Chennai-41.

- ii) In cases of Special Buildings, Group Developments a professionally qualified Architect Registered 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.
- iii) A report to 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 is has reached upto plinth level and whereafter 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 appointed;
- 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;

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- ix) If there is any false statement, suppression or any misrepresentations of acts 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 proff overhead tanks and wells;
- xi) The sanction will be void binitio, if the conditions mentioned above are not complies with;
- xii) Rainwater conservation measures notified by MMDA should be adhered to strictly;
 - (a) Undertaken (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 owner, GPA holders, builders and promoters seperately. The undertakings shall be duly attested by a Notary Public.
 - (ii) Details of the proposed developmentduly filled in the format enclosed for display at the site. Diaplay of the information at site is compulsory in cases of special buildings and group developments.

(iii) ^{furnish} Four copies of revised plan showing total height of a building tallying with brackup measurements and giving correct floor area statement.

5. The issue of Planning Permission 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,

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[Handwritten Signature]

Encl:
copy to:

- 1) Senior Accounts Officer (Accounts Main) Division, MMDA, Madras-600008.
- 2) The Commissioner, Corporation of Madras, First Floor East Wing, MMDA Building, Madras-600008.