

From

The Member-Secretary  
Chennai Metropolitan  
Development Authority  
Thiruvannamalai Natarajaw  
Mandir  
No. 8 Gandhi Irwin Road,  
Chennai - 600 008

Letter No: B2/27800/96

To

S.M.M. AHMED MEBRAN WAKF ALI  
5H Century Plaza  
560 Anna Salai,  
Teynampet, Chennai - 600018

Date: 14.2.97

Sir,

Sub: MMDA - PP - for construction of residential  
cum commercial building G+3 floors (3 block)  
B+G+3 floors (2 blocks) at R.S.No.184/2,  
T.S.No.15/3, Block No. 8 Saligramam, D.No.  
174, N.S.K.Salai, Vadapalani- Chennai - remittance  
charges - reg.

Ref: 1. Your FPA received in SBC No.1699/96 dated  
15.11.96

The Planning Permission Application & Revised Plan  
received in the reference first cited for construction  
of Residential cum commercial building of G+3 floors (3blocks)  
B+G+3 floors (2 blocks) at R.S.No.184/2, T.S.No.15/3,  
Block No.8 Saligramam, D.No.174, N.S.K.Salai, Vadapalani  
Chennai.

is under scrutiny. To process the application further,  
you are requested to remit the following by three  
separate Demand Drafts of a Nationalised Bank in Madras  
City drawn in favour of Member-Secretary, MMDA, Madras-3  
at Cash Center (between 10.00 A.M. and 4.00 P.M.) in MMDA  
and provide the duplicate receipt to the Area Plans unit  
(B channel), Area Plans unit in MMDA.

- i) Development charge for  
land and building under  
sec. 59 of the T&CP Act  
1971 Rs. 16,500/-  
(Rupees sixteen  
thousand five hundred  
only)
- ii) Scrutiny fee Rs. 15,000/-  
(Rupees fifteen thousand  
only) ..2/-

iii) Regularisation charge

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) 195 I.V. to 19b-II(vi) /17 (a) -9)

v) Security Deposit (for the proposed Development) Rs. 7,30,000/-  
(Rupees seven lakhs thirty thousand only)

vi) Security Deposit (for septic tank with upflow filter) Rs. --

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificates by CMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan SD will be forfeited)

2. Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum (i.e. 1% per annum) for every completed month from the date of issue of this letter. This amount of interest shall be settled 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.

4. You are also requested to comply the following:-

a) Furnish the letter of your acceptance for 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. 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 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 Chennai 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 Chennai 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 Chennai 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 mis representations 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 over-head tanks and wells;
- xi) The sanction will be void ab initio, if the conditions mentioned above are not complied with;
- xii) Rainwater conservation measures notified by CMDA should be adhered to strictly;
- (a) Undertaken (in the format prescribed in Annexure - XIV to DCR) a copy of it enclosed in B. 10/- Stamp paper duly executed by all the land owner, PA holders, builders and promoters separately; the undertakings shall be duly attested by a Notary Public.
- (b) Details of the proposed development duly filled in the format enclosed for display at the site in case of special buildings and group developments.

5. The issue of planning permission depends 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.

6. You are also requested to furnish revised plan showing the details of swimming pool such as dimensions, cross sections etc.,

Yours faithfully,

*[Signature]*  
11/1/72  
for MEMBER SECRETARY

Encl:

Copy to:

1. Senior Accounts Officer, (Accounts & Audit Division),  
CMDA, Chennai - 600003.
2. The Town Engineer of Chennai, First floor, East wing  
CMDA Building, Chennai - 600008.

BY R.P.A.D.

From

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

To

THIRU HARSED V. DOSHI,  
3-E, Century Plaza,  
560, Anna Salai,  
Teynampet,  
MADRAS - 18.

Letter No. B1/18645/93.

Dated: 31-3-1994.

Sir,

Sub: MMDA - Planning Permission - Proposed  
Constructio: G+3F Commercial building at  
R.S.No.184/1, T.S.No.15, Block No.8, N.S.E.  
Salai, Vadapalani, Saligramam Village,  
MADRAS - 26 - Remittance of D.O & S.D - Reg.

Ref: Your PPA received on 3-9-1993.

The Planning Permission Application/Revised Plans  
received in the reference above cited for Proposed Commercial  
building (G+3 F) at R.S.No.184/2, T.S.No.15,  
Block No.8, N.S.E. Salai, Vadapalani, under scrutiny. To process  
the application further, you are requested to remit the follow-  
ing by Two separate Demand Drafts of a Nationalised-Bank  
in Madras City drawn in favour of Member-Secretary, MMDA,  
Madras-600 008 or in cash at Cash Counter (between 10.00 A.M.  
and 4.00 P.M.) in MMDA and produce the duplicate receipt to  
the Area Plans Division in MMDA.

- |   |    |   |
|---|----|---|
| i) Development charge for land<br>and building under Sec.59<br>of the T & C.P. Act, 1971. | .. | Rs. 33,500/-<br>(Rupees <del>thrus</del><br>Thirty three thousand and<br>five hundred only) |
| ii) Scrutiny Fee  | .. | Rs. --<br>(Rupees --)   |
| iii) Regularisation charge  | .. | Rs. --<br>(Rupees --)   |

p.t.o.

- iv) Open Space Reservation charges .. Rs.  
 (i.e. equivalent land cost in (Rupees)  
 lieu of the space to be reserved and handed over as per  
 DCR 19a(iii)/19b I.V./19b-II  
 (vi)/17(a)-9).
- v) Security Deposit (For the .. Rs. 2,17,500/-  
 proposed Development) (Rupees Two lakhs and  
 seventeen thousand and five  
 hundred only)
- vi) Security Deposit (for Septic .. Rs.  
 Tank with upflow filter) (Rupees

(Security Deposits are refundable amounts without interest, on claim, after issue of Completion Certificate by NMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, SD will be forfeited)

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. 1% per month) for every completed 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.

4. You are also requested to comply the following:

- (a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b)ii:-
- 1) The construction shall be undertaken as per 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 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. In cases of Multi-storeyed 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.

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;

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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.

(d)

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.

(d) You are requested to hand over the Open Space Reservation area by a gift deed in favour of Member-Secretary, MMDA.

Yours faithfully,

N. Ushay. 31/8/96

for MEMBER-SECRETARY.

Encl. 1) Undertaking format.

2) Display format.

3) OSR Skotch & Gift deed format.

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