

From
The Member Secretary,
Madras Metropolitan
Development Authority,
Thalamuthu-Natarajan Building,
No.8, Gandhi Irwin Road,
MADRAS: 600 008

To
Mr. Theodore S. Raj,
60, Karpagam Avenue,
IInd Street, Madras-28.

Dr.No.B1/14130/89

dated 20.11.89.

Sir,

Sub: MMDA - FPA for additional construction at D.No. 60, IInd Street Karpagam Avenue, Mdg-4 - Development charge, Scrutiny charge and parking relaxation charge - Reg.

Ref: Your FPA received on 31.7.89.

The planning permission application received in the reference cited for the construction of residential ~~photo~~-building at No.60, IInd Street, Karpagam Avenue was examined and considered to process further

subject to the following conditions stipulated by virtue of provisions available under DCR 2b(ii).

i) The construction shall be undertaken as per sanctioned plan only, and no deviation from the plan should be made without prior sanction. Any deviation done violating the DCR is liable to be demolished.

ii) 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 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 Madras Metropolitan Development Authority when the building has reached upto plinth level and therefore 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 conform 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 is intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

v) On completion of 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 issue 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 by 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 buildings should have mosquito proof overhead tanks and wells.

xi) The sanction will be void abintio if the conditions mentioned above are not complied with;

2) The applicant is requested to

a) Communicate acceptance of the above conditions



2. b) Remit a sum of Rs. 300/- (Rupees Three hundred only)

towards Development charge for land and building and a sum of Rs. 20,000/- (Rupees twenty thousand only) towards car parking charges and Rs. 200/- (Rupees two hundred only) towards Security Deposit which is refundable without interest after the period from the completion and occupation of the building. ~~There is no deviation/alteration/change of use to the approved plan, and Security Deposit will be forfeited.~~ The Development charge and Security Deposit may be remitted in the separate Demand drafts of any Nationalised banks in Madras Town in favour of the Member Secretary, Madras Metropolitan Development Authority at the cash counter of the MMDA within ten days on receipt of this letter and produce the challan.

- c) Furnish the information and letters of undertaking as required under 2(ii) and (iii) above.
- d) Give an undertaking in Rs.5/- stamp papers attested by the Notary public (A copy of the format is enclosed herewith)
- e) submit five sets of plan as on site condition
- e) I enclose herewith a copy of format for display particulars for Multi-storeyed building/Special Building and request you to display the details at the site which is compulsory.

3. a) The acceptance by the Authority of the prepayment 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 2(i) to (xi) above and furnish the informations and letters of undertaking as required under 2(ii) and (iii) above, and get clearance from the officials concerned in MMDA.

On receipt of the above papers, action will be taken to issue planning permission.

Yours faithfully,

R. A. M. A. B.
for MEMBER SECRETARY

- Encl: As in c & d above
- Copy to: 1. The Commissioner, Corporation of Madras, Madras - 600 003
- 2. The Senior Accounts Officer, Accounts Dvn. (Main) MMDA, Madras - 600 008

M.
2/11/88