



From

The Member Secretary,  
Madras Metropolitan  
Development Authority,  
Thalamuthu Natarajan Building,  
Gandhi Irwin Road,  
Egmore, Madras.8.

To

Mr. Pyarelal Jain & Others,  
No.6, Ullara Amman Koil St.,  
# 94, G.A.Road, Old Washermen  
pet,  
Madras.

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Lr.No.B1/16615/89

dt. 8.2.90  
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Sir,

Sub: MMDA - PPA for office cum residential  
flats at 95, Luz Church Road, Mylapore  
Madras - Remittance of DC, SC & SD -  
Requested - Reg.

Ref: Your PPA received on 2.9.89.

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The planning permission application received in the  
reference cited for the construction of residential flats  
cum office building at No.95, Luz Church road 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 plans 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

2) a) Communicate acceptance of the above conditions

2(b) Remit a sum of Rs.

7000/- (Rupees seven thousand only)  
towards Development Charge for land and building and  
a sum of Rs.

700/- (Rupees seven hundred only) towards  
Scrutiny charges and Rs.38,000/- (Rupees thirty eight  
thousand only)

towards Security Deposit which is refundable without  
interest after two years from the completion and occu-  
pation of the building. If there is any deviation vio-  
lation/change of use to the approved plan, the Security  
Deposit will be forfeited. The Development charge/Secu-  
rity Deposit/Scrutiny charge/S.D. septic tank for upflow  
filter may be remitted in two/~~three/four~~ separate demand  
~~drafts~~ of any nationalised banks in Madras drawn 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 letter of undertaking  
as required under 2(ii) and (iii) above.
- (d) Give an undertaking in Rs.5/- stamp paper attested by  
the Notary Public (A copy of the format is enclosed herewith)
- (e) I enclosed herewith a copy of format for display of par-  
ticulars for MSB/Special buildings and request you to dis-  
play the details at the site which is compulsory.

**f) Submit two more additional set of plans**

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 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,

Encl.: As in c,d,e & f above

Copy to

1. The Commissioner,  
Corporation of Madras, Madras.3.
2. The Senior Accounts Officer,  
Accounts Dn., MMDA, Madras.8.

*R. S. S. S.*  
for MEMBER SECRETARY

*M. S. S.*