

PC



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

To  
Thiru A. Ramanathan &  
Others,  
No.1 Kamalabai Street,  
T. Nagar, Madras-17.

Lr.No. **B/8730/89** dated **1/7/89.**

Sir,

Sub: **MMDA - PP - Construction of GP+3P residential flats at R.S.No.1701/16 of Mylapore Door No.179 Royapettah High Road, Madras-4 DC + SD remittance requested - regarding.**

Ref: **PPA Dt. 16.5.'89.**

\*\*\*\*

The planning permission application received in the reference cited for the construction of residential flats/  
~~Commercial building/Additional construction of Residential building at S.No./R.S.No./T.S.No. at R.S.No-~~  
**1701/16. Door No.179 Royapettah High Road, Mylapore, Madras-4 was examined and considered for further process subject to Metrowater clearance and**

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

a) Communicate acceptance of the above conditions

- 3 -

3600/- (Rupees Three thousand and six

2. b) ~~Remitted~~ **hundred only**) of Rs. . . . . .  
towards Development charge for land and building and a sum  
of Rs. **35,200/- (Rupees Thirty five thousand and two**  
**hundred only)** . . . . .  
towards Security Deposit which is refundable without interest  
after two years from the completion and occupation of the  
building. If there is any deviation violation/change of use  
to the approved plan, the Security Deposit will be forfeited.  
The Development charge Security 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 Metro-  
politan 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) I enclose herewith a copy of format for display of particulars  
for Multi-storied 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 construc-  
tion 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,

*G. Siva*  
for MEMBER SECRETARY  
12.59

Encl: As in c & d above

Copy to: 1. The Commissioner,  
Corporation of Madras, Madras -600 003

2. The Senior Accounts Officer,  
Accounts Dvn.,  
MMDA, Madras -8