

From
The Member Secretary,
Madras Metropolitan
Development Authority,
52, BVK Sampath Road,
MADRAS: 600 007

To
Jayanarayan Jayagovind Property
Complex,
74, Perumal Mudali Street,
Madras-600 079.

Lr.No.B/17322/87

Dated 9.2.'88

Sir,

Sub: MMDA - Planning permission - Construction of
commercial complex at R.S.No.375/25, 375/124,
375/125 and 375/136, Premises No.41-44, General
Patters Road, Madras-2 - Approved - *Remittance of
Development charge - requested - reg*

Ref: Your planning permission renewal application
dt.5.12.'87.

The/^{renewal of} planning permission application received in the
reference cited for the construction of ~~residential flat~~
~~Max~~ commercial complex at R.S.No.375/25, 375/124, 375/125
& 375/136, Premises No.41-44, General Patters Road, Madras-2
was examined and is found to be approvable.

2. Planning permission applied for by you is issuable
subject to the following conditions stipulated by Virtue of provi-
sions 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 License Surveyor and Architect shall inform this Authority
immediately if the contract between him/them and the owner/developer

p.t.o.

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 License 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 enclosed 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 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 over-head tanks and wells.

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

3. The applicant is requested to:-

a) Communicate acceptance of the above conditions

Ir.No.B/17322/87, dt.9.2.'88.

3. b) Remit a sum of Rs. 28,245/- (Rupees Twenty eight thousand two hundred and forty five only) towards Development charge for land and building ~~and a sum of Rs.~~

~~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 and Security Deposit may be remitted in two separate Demand drafts of any Nationalised banks in Madras drawn in favour of the Member Secretary, Madras Metropolitan Development Authority or may be remitted in cash 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 paper attested by the Notary public (A copy of the format is enclosed herewith)

4. 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 Official concerned in MMDA.

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

Yours faithfully,

S. Dayal 16/2/88
for MEMBER SECRETARY

Encl: As in (d) above

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

2. The Senior Accounts Officer,
Accounts Dvn.(main)
MMDA, Madras -600 007