APPENDIX 2

MADRAS METROPOLITON DEVELOPMENT AUTHORITY
MADRAS - 600 008
AREA PLANNING UNIT

MMDA
1. TAPAL
2. A CHANNEL
3. B CHANNEL
4. C CHANNEL
5. D CHANNEL
6. RECLASSIFICATION
7. ENFORCEMENT
8. QUERY
9. QUIT

Figure A 2.1. Menu based attribute data module
<table>
<thead>
<tr>
<th>Fileno</th>
<th>600</th>
<th>Applied For</th>
<th>XXXX</th>
<th>Ref_Fileenoz</th>
<th>121</th>
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</thead>
<tbody>
<tr>
<td>Name</td>
<td>SURESH</td>
<td>Date</td>
<td>01/02/96</td>
<td>C_Doorno</td>
<td>234</td>
</tr>
<tr>
<td>C_Street</td>
<td>SDXC</td>
<td>C_Locality</td>
<td>SDF</td>
<td>C_City</td>
<td>SDF</td>
</tr>
<tr>
<td>C_Pin</td>
<td>SDF</td>
<td>S_Doorno</td>
<td>DFG</td>
<td>S_Street</td>
<td>FH</td>
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<tr>
<td>S_Locality</td>
<td>DFGD</td>
<td>S_City</td>
<td>SRT</td>
<td>S_Pin</td>
<td>DFG</td>
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<tr>
<td>Ln_Refno</td>
<td>DFG</td>
<td>Ln_Name</td>
<td>FOG</td>
<td>Division DR</td>
<td>Survey no DFG</td>
</tr>
<tr>
<td>New_Blding</td>
<td>N</td>
<td>Old_Dept O</td>
<td>Old/Add/Del A</td>
<td>Change s</td>
<td>Des_channel A</td>
</tr>
</tbody>
</table>

POSTED TO WHOM PA1
Enter the File no.: 121

1. Is form 'B' duly filled in and signed by the owner and Licensed Surveyor enclosed? Y

2. a) Is the proposed activity in conformity with land use? Y
   b) If no - Is any notification, reclassifying the site under reference enclosed? Y

3. a) Is the applicant the owner? Y
   b) If no - what authority has the applicant go including those to whom part of the development would have been sold already? (Specify the nature of applicant's authority and the document to prove the same) Y

3. c) In the case of Power of Attorney -
   Is the Power Attorney document registered? (Please ensure that name, father's name age and full address of executant are given and that all particulars including details of land tally with land ownership document). Y
   d) Does the Power of Attorney authorise the applicant to demolish unauthorised parts, if any, of the construction to be put up? Y

4. Have documents (Sale deed/Lease Deed etc.) in support to title to the property been filed (attested in each page) along with original N
5. a) Is the plot developed by a Govt. agency like TNHB, TNSCB, SIDCO? Y

b) If yes - Is allotment order and Lease-cum-sale agreement enclosed? N

c) Is sale deed executed in favour of the applicant? N

d) If yes - Is a copy of the sale deed attested by officers of the issuing agency enclosed? Y

e) If answer to (c) is 'no' - is NOC enclosed? N

6. a) Does the applicant propose additions/alteration/change of roof to existing structures? Y

b) If yes - Is an attested copy of the earlier sanctioned plan enclosed? Y

c) If answer to (b) is 'Yes' - the building constructed as per sanctioned plan? Y

d) If answer to (b) is 'no' are fresh plans as per site condition enclosed? Y

e) If answer to (b) is 'no' - Is any evidence to prove the existence of the building(s) prior to 5.8.75 enclosed? N

Specify the nature of evidence (Tax assessment extract, FB service connection documents, sale deed etc.)

7. a) Is any existing building to be retained? Y

b) If yes - are detailed plans elevation and section enclosed? N

c) If answer to (a) is 'no' - is demolition plan as approved by Local Body enclosed? H
7. d) If answer to (a) is 'no' - is demolition deed enclosed?  Y

8. a) Have 5 sets of plans signed by Architect and/or Engineer been filled (5 more sets to be filled after a decision is taken on the application)  N
   b) Have detailed plans, elevation, section for all the buildings and site plan been include in each set?  Y
   c) Have surrounding details to a radius of 100m been furnished in the TOPO/Key plan?  N
   d) Have the existing developments/proposed developments and demolition been properly and suitably distinguished?  Y
   e) Have the parking arrangements been properly detailed with driveway as per DCRs?  N

9. a) Has the site been in existence as an independent sub division prior to 5.8.75  Y
    b) If yes - Is documentary evidence furnished?  Y
    c) If answer to (a) is 'no' - has the site been in existence prior to 3.8.76 as an independent sub division?  Y
    d) If answer to (c) is 'yes' is documentary evidence furnished?  Y
    e) If answer to (a) and (c) are 'no' - Is an attested copy of sub division approval enclosed?  Y
    f) If answer to (c) is no - do you want regularisation of this unauthorised sub division?  N

10. a) Does the area lie within Madras Urban Agglomeration?  N
    b) If yes, is total plot area covered by the application in excess of 2000 sq. mt.?  N
    c) If the answer to (b) yes is ULC exemption certificate enclosed?  Y
    d) If the answer to (b) is 'no' have Affidavit and indemnity Bond as per format duly filled and filed?  Y
    e) If yes - Is documentary evidence furnished?  Y
### CHECK LIST

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>11) Is FSI calculation sheet enclosed?</td>
<td>Y</td>
</tr>
<tr>
<td>12) Is coverage calculation sheet enclosed?</td>
<td>Y</td>
</tr>
<tr>
<td>13) Is applicant's undertaking in the prescribed format enclosed?</td>
<td>Y</td>
</tr>
<tr>
<td>14) Is Architect's/Engineer's/Licensed Surveyor's undertaking in the prescribed format enclosed?</td>
<td>Y</td>
</tr>
<tr>
<td>15) Is Architect's/Engineer's/Licensed Surveyor certificates enclosed?</td>
<td>Y</td>
</tr>
<tr>
<td>16. a) Does the proposal fall under special building category?</td>
<td>Y</td>
</tr>
<tr>
<td>b) Is the proposal for more than 5 dwelling units?</td>
<td>N</td>
</tr>
<tr>
<td>c) If the answer to (a) or (b) is yes - Is display format enclosed?</td>
<td>N</td>
</tr>
<tr>
<td>17. a) Does the site lie in an unsewered area?</td>
<td>Y</td>
</tr>
<tr>
<td>b) If yes, are septic tank details and sullage water disposal report enclosed?</td>
<td>N</td>
</tr>
<tr>
<td>18. Does the water tank proposed have sufficient capacity?</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Specify the capacity M3</td>
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<table>
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<tr>
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<tbody>
<tr>
<td>19.a) Is the site under reference a reconstituted plot?</td>
<td>Y</td>
</tr>
<tr>
<td>19.b) If yes, is a reconstitution deed enclosed?</td>
<td>Y</td>
</tr>
<tr>
<td>20.a) Is the proposed construction commenced?</td>
<td>Y</td>
</tr>
<tr>
<td>b) If yes is it in conformity with DCRs?</td>
<td>N</td>
</tr>
<tr>
<td>c) If the answer to (a) is yes is a declaration that the portions in violation will be demolished, enclosed along with loss?</td>
<td>N</td>
</tr>
<tr>
<td>d) If the answer to (a) is 'no' is a declaration that construction will not be commenced without a planning permit and building licence enclosed?</td>
<td>N</td>
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</table>
FILENO 121
Current No. 12321

I) History of the case XXXYY
Local Body Ref. No. 2134
a) Name of the applicant XXXXX
b) Address YYY

II) Initial Scrutiny
a) Document and Particulars : 121
i) PPA forms
ii) 4 Copies of plans (or)
iii) Sale/Lease Deed (or)
v) FM Sketch/PLR extract
vi) Approved plans or tax
vii) Files in Checklist, affidavit of applicant and Licensed Surveyor.
viii) Urban Land Ceiling exemption certificate
ix) Indemnity Bond
x) Affidavit

b) Landuse Classification
i) As per Master Plan D.D.P. SESADS
T.P. Scheme
ii) Use proposed SS
iii) Whether permissible ADS

III) Paper may be returned approved due to
i) Non-availability of XZZX
ii) Use not permissible

P.N. Name and Designation for Assistant Approval Closed as
123 SDASD Returned/Draft Supdt. D.Dis. 32432

Page 1
Page 2
Page 3
**SCRUTINY SHEET**

<table>
<thead>
<tr>
<th>File No.</th>
<th>12</th>
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<tbody>
<tr>
<td>1. Name of the applicant</td>
<td>SELVAA</td>
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<tr>
<td>2. Proposed at S.Uo. Village</td>
<td>BALU MAGALENI</td>
</tr>
<tr>
<td>3. Village under Urban agglomeration of</td>
<td>CHROME</td>
</tr>
<tr>
<td>4. Landuse</td>
<td>XXXX</td>
</tr>
<tr>
<td>5. Proposal</td>
<td>XXXX</td>
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</tbody>
</table>

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**SUB-DIVISION**

| Date of registration of plot | 10/06/96 |
| Sub-division made | XXXX |
| Prior to 5.8.1975/after 3.8.1975 | XXXX |
| Prior to 3.8.1975/after 3.8.1975 | XXXX |
| Layout | XXXX |
| Approved vide No. | XXXX |
| Unapproved | XXXX |
4. If unapproved has any one of the plot registered prior to 3.8.1976.
5. Extent of the original site with date of registration
   RESIDUARY/PLOT BUILDINGS
   i) Extent
   ii) Frontage
   iii) Satisfied DCR or not

2. BUILDING
   i) Approved or not
   ii) Documentary evidence
   iii) Satisfied DCR

EXISTING BUILDING
D. If the proposal for additional construction
   i) if yes, whether existing building as per approved

---

F2 - Add PgUp - First_Rec Up_Arr - Pre_Rec F3 - Edit
Del - Del_Rec PgDn - Last_Rec Dn_Arr - Nxt_Rec F10 - Exit
Scrutiny Card

E. 1) Public
   ii) Private
      iii) Private connection to a Public road
      iv) Private maintained by the Local Body

Page 8

Scrutiny Card

AMENITIES AVAILABLE

F. i) Street Lights
   ii) Tarred/Metalled
      iii) Water Supply

BUILDING

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Description</th>
<th>Rule Required</th>
<th>Provided</th>
<th>Violation</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>Plot Extent:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>a) As per Plan</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>2.</td>
<td>b) As per deed</td>
<td>N</td>
<td>N</td>
<td>N</td>
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Page 9
## Scrutiny Card

<table>
<thead>
<tr>
<th>SI. No.</th>
<th>Description</th>
<th>Rule</th>
<th>Required</th>
<th>Provided</th>
<th>Violation</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>Total Height of the building</td>
<td>XX</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
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<tr>
<td>8.</td>
<td>Street Alignment and Building line</td>
<td>XXXX</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
</tr>
<tr>
<td>9.</td>
<td>Floor Space Index</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
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<tr>
<td>10.</td>
<td>Coverage</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
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<tr>
<td>11.</td>
<td>Splay</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
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<tr>
<td>12.</td>
<td>Parking</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
<td>XXX</td>
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## Inspection Report

**FILENO:** 121  
**Date of Inspection:** 10/06/96

1. **Name of the applicant and his present address:** K. SELVAA  
   XXXX

2. **Name of the developer and his present address:** S. BALU  
   XXXX

3. **Site address:** XXXX

4. **Plot Size:** XXXX

5. Whether vacant (or) any structure is in existence:** NO

**EXISTING BUILDING:**

6. Whether the proposal is for additional construction  
   i) Whether the existing building(s) are as per plan submitted:** YES

   ii) If not, details of the planning parameters:** XXXX

   iii) Usage of the existing building:** XXXX

7. Whether the proposal is for additional construction to the already approved but not totally completed construction in progress:** XXXX
1) Present stage of construction

2) Whether the construction is in progress as per plan

3) If not, the details of deviations in respect of
   a) Planning parameters
   b) Usage

4) Whether the proposal is for demolition/reconstruction
   i) Whether the structures exist as shown in the demolition plan

5) Present stage of demolition of various structures proposed for demolition

PROPOSED CONSTRUCTION

6) Whether proposed construction applied for planning permission commenced

7) If commenced what is the stage of construction

8) Whether the construction is as per plan submitted

---

F2 - Add  PgUp - First_Rec  Up_Arr - Pre_Rec  F3 - Edit
Del - Del_Rec  PgDn - Last_Rec  Dn_Arr - Nxt_Rec  F10 - Exit

---
12. If not, details of the planning parameters:

(a) SET BACKS:
   i) Front
   ii) Side
   iii) Side
   iv) Rear
(b) Projections
(c) Structure in set back
(d) Height
(e) Number of floors
(f) Number of Kitchens
(g) Height of basement floor
(h) Total number of seats

Sketch of the construction on an as an date

XXX
XXX
XXX
YYY
YYY
YYY
ZZZ
ZZZ
ZZA
XXX

F2 - Add PgUp - First_Rec Up.Arr - Pre_Rec F3 - Edit
Del - Del_Rec PgDn - Last_Rec Dn.Arr - Nxt_Rec F10 - Exit

13. If not, completed what is the actual usage (floor wise) XXXX

ROAD:

14. Width of theutting road XXXX
15. Whether public/private X
16. If private, Whether the road is connected at least at one end to a public road XX
17. Amenities of road available at site
   (a) Drinage XXX
   (b) Water XXXXX
   (c) Street Light XXXXXX
   (d) Road (Gravelled, Tarred, Metailled) XXXXXX

F2 - Add PgUp - First_Rec Up.Arr - Pre_Rec F3 - Edit
Del - Del_Rec PgDn - Last_Rec Dn.Arr - Nxt_Rec F10 - Exit
Inspection Report

18. Width XXXX
18. Length XXX
20. Number of plots served X
21. Whether H.T or L.T line crossing the site XX
22. If so, the approximate alignment XXX
23. If the construction is in deviation to the plan approved by MMDA/Local Body details of the sanction XXX
24. Sketch of the building approved (i.e.) as per the earlier approved plan XXX
25. Action taken by the local Body on the unauthorised/deviated construction XXX
26. Age of the existing building (if constructed in at various years, if may be indicated with details) XXXX
Figure A 2.2

GANDHI NAGAR

PLOT WISE F.S.I. AS A MEASURE OF GROWTH

Retrieval of Plot wise FSI Based on Development Control Procedure

Plots with more than 1.5 FSI 1949-1994

DEVELOPMENT CONTROL AS A SOURCE OF PLANNING INFORMATION – A GIS MODEL FOR M M D A

Figure A 2.2
Interactive Query Based on Development Control Procedure

GANDHI NAGAR

INTERACTIVE QUERY

LAND-USE 1994 (MASTER PLAN)

YELLOW
RESIDENTIAL

BUILDING USE 1994 (ACTUAL)

RESIDENTIAL

COMMERCIAL

200 Mt.

DEVELOPMENT CONTROL AS A SOURCE PLANNING INFORMATION - A GIS MODEL FOR M M D A

Figure A 2.3