

From
THE MEMBER-SECRETARY,
Madras Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Madras-600 008.

To
Thiru S. Thiruvengadam,
CPA Holder,
A-20, Anna Nagar,
Madras-600 102.

Letter No. **32/28641/92**

Dated: **23.4.93**


Sir,

Sub: **MMDA - Area Plans Unit - Construction of Residential building at P.S.No.5151/2 Block No.118 of T.Nagar - Remittance of Development Charge, Security Deposit, Regularisation charge - Requested - Reg.**

Ref: **Your PFA received on BCR 1040/93, dt.11.12.92.**

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The Planning permission application received in the reference cited for the construction of residential flats at the above site under reference was examined and considered to proceed further subject to Metro Water Clearance and subject to the following conditions stipulated by virtue of provisions available under BCR 2(b) ii:-

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- 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 professional 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 MMDA when the building has reached upto plinth level and thereafter every three months at various stages of the

p.t.o.

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 confirm 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 intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointees.
- v) On completion of construction that 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 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 of any mis-representation 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 abinitio if the conditions mentioned above are not completed with.

2. The applicant is requested to --

- a) Communicate acceptance of the above conditions.
b) Remit a sum of Rs. ~~3,500/-~~ **3,500/-** (Rupees three thousand five hundred only)

towards Development charge for land and building and a sum of Rs. ~~7,500/-~~ **7,500/-** (Rupees seven thousand five hundred only) towards Regularisation charge for unauthorised sub-division, and Rs. ~~64,800/-~~ **64,800/-** (Rupees sixty four thousand eight 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/~~Security charge~~ Regularisation ~~Security Deposit for septic tank for upflow filter~~ charges 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(a) and 2(b) above.
d) Give an undertaking in Rs.5/- Stamp paper attested by the Notary Public (A copy of the Format is enclosed herewith).
d) A copy of format enclosed for display of particulars for ~~MSB~~ **MSB** Special Buildings and the display with details at the site is compulsory.

3. (a) The acceptance by the Authority of the pre-payment 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 1(i) to (xi) above and furnish the informations and letters of undertaking as required under 2(a) and 2(b) above, and get clearance from the officials concerned in MMDA.

4. On receipt of the above papers, action will be taken to issue Planning Permission, and you are informed that payment received after one month, the interest shall be collected at the rate of (12% per annum) 1% per month for every completed month from the date of issue of this advice.

Yours faithfully,

M. S. Jeyaraman
for MEMBER-SECRETARY.

82874

Encl. As in C,D,E,F and G above.

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

2) The Senior Accounts Officer,
Accounts (Main) Division,
MMDA, Madras-600 003.