



From:

To:

General Secretary,
Madras Metropolitan
Development Authority,
Thalavaiyatharajee Road.,
S. Gopalapuram Road,
Madras-600 008.

The General Manager,
Madras Fertilisers Limited,
Masali,
Madras 600 008.

Letter No. **21/1047/73**

Dated: **1.3.73**

Sir/Madam,

Subj: **MEDL - 173 - Construction of Residential/Commercial building at S.No. ~~333, 344, 345 & 346/102~~ ¹⁰² of Madhavachari Village -**
Resettlement of D.O., S.P., S.D.,
~~Madras, Government of India -~~
Requested a Recording.

- Ref: 1. Your PDI received on **17.7.73.**
- 2. Your letter No. **111, dt. 22.2.73** enclosing the agreement deed for gifting the GDR.

The Planning Permission Application received in the reference cited for the ~~proposed~~ construction of Residential/
~~Residential/Commercial~~ building at the above site under reference was received and considered to process further subject to Metro Water Clearance and subject to the following conditions stipulated by virtue of provisions available under DCM 2(b)(ii):-

- 1) The construction shall be undertaken as per mentioned plan only and no deviation from the plans should be made without prior sanction. Any deviation done violating the DCM is liable to be demolished;
- 2) A professionally qualified architect registered with Council of Architects of Class-I Licensed Surveyor shall be associated with the construction work till it is completed their names/addresses and consent letters should be furnished;

[Signature]

- iii) A report in writing shall be sent to Madras Metropolitan Development Authority by the Architect or Class-I Licensed Surveyor who supervises 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 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 in 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 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions of the Planning Permissions;

- 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 unauthorized;
- x) The new buildings should have concrete roof overhead tanks and wells;
- xi) The applicant will be held abtinate of the conditions mentioned above and not complied with;

3. The applicant is requested to:-

- a) Communicate acceptance of the above conditions.
- b) Remit a sum of Rs. ~~21,000/-~~ **Twenty-Three One Thousand only)** ~~-----)~~

towards Development Charge for land and building and a sum of Rs. **500/-** ~~(Rupees Five Hundred only)~~ towards ~~Security Fees and a sum of Rs. 4,72,000/-~~ **Four Lakhs and Seventy Two Thousand only)**

towards Security Deposit ^{for the building} 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 Fees~~ ^{Security Deposit} ~~shall be~~ ^{shall be} remitted ~~in cash~~ ^{in cash} through separate Demand Drafts of any Nationalised Bank in India drawn in favour of the Member Secretary, MUDA, Kolkata at the Cash Counter of the MUDA within 10 days on receipt of this letter and produce the shaller;

- a) Furnish the information and letter of undertaking as required under 2(i) and 2(ii) above.

d) Give an undertaking in No. 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 particulars for NED/Special buildings and request you to display the details at the site which is compulsory.

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3. a) The acceptance by the Authority of the proposal of the Development charge shall not entitle the person to the Planning Permission but only the refusal of the Development charge in case of refusal of the permission for non-compliance of the conditions stated in Part-2 above or any other person provided the construction is not commenced and claim for refund is made by the applicant.

b) Before submitting Development charge, the applicant shall communicate acceptance of the conditions stated in 2(i) to (ii) above and furnish the information and letters of undertaking as required under 2(iii) and (iii) above and get clearance from the officials concerned in NED.

4. On receipt of the above papers, action will be taken to issue Planning Permission.

Yours faithfully,
K. V. Srinivasan
for MCDIA-SECRETARY.

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

K. V. Srinivasan

Copy to:

1. The Commissioner,
Corporation of Madras,
Madras-500 005.
2. The Senior Accounts Officer,
Accounts (Genl) Division,
NED, Madras-500 005.

**f) For the payments received after one month, interest shall be collected at the rate of 12% per annum (i.e., 1% per month) for every completed month from the date of issue of this advice.

g) Final approval will be given only after receipt of Retrovector clearance.

h) You are requested to furnish 9 sets of revised site plan duly showing the additional lands purchased by you recently from S.T. Division for the purpose of GR area.