

RE: Hotel Area

From

THE PLANNING COMMISSION,
Madras Metropolitan
Development Authority,
No. 8, Gandhi-Irwin Road,
Madras-600 009.



To

Hotel Area (D) 141
14, Ramana Street, T. Nagar,
Madras-600 007

Letter No. DP/1017/76

Date: 11-8-76

Sir,

RE: IDA - APO - 141 - Proposed addition & alteration
to the existing hotel (area) building at
Plot No. 9/1, about no. 8, D. No. 347,
P. H. Road, T. Nagar
Committee of DP 141 requests - Reg.

Ref: P. your app received on 1.6.76

*Pl. area 6
app
24/11/76
11/8/76*

The Planning Commission Application/Revised Plans received in the reference DP cited for proposed addition to the existing Hotel Area at Plot No. 9/1, about no. 8, D. No. 347, P. H. Road, T. Nagar is under scrutiny. To proceed the application further, you are requested to send the following by Travels (attached Demand Drafts of a Nationalized Bank in Madras City drawn in favour of Member-Secretary, MDA, Madras-600 009 ~~in favour of Cash Counter~~ [between 10.30 AM and 4.00 P.M.]) in IDA and produce the duplicate receipt of the Area plan with Exemption in IDA.

*21
70
11/8*

- | | |
|---|--|
| 1) Development charge for land and building under Sec. 59 of the T. & C. Act, 1974. | Rs. <u>25000/-</u>
(Rupees Twenty Five Thousand only) |
| 11) Scrutiny Fee | Rs. <u>—</u>
(Rupees) |
| 111) Regularisation charge | Rs. <u>—</u>
(Rupees) |
| Open space Density-1000 charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per OMR 126(11)/196 S.O./196-11 (27/17/6)-9). | Rs. <u>100,000/-</u>
(Rupees one Lakh only) <u>Rs. —</u>
<u>— (Rupees — and five hundred only)</u> |

12/8/76
DESPATCHED

V) Security Deposit (For the proposed development)

No. 2, 11, 120/1
(Deposited the full fifty thousand - Received and fine hundred -)

VI) Security Deposit (for Septic Tank with upflow filter)

No. _____
(Receipt)

(Security Deposits are refundable accounts without interest, on claim, after issue of Completion Certificate by MDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, SD will be forfeited).

2. Payments received after 30 days from the date of issue of this letter will attract interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (However no interest is collectable for Security Deposits).

3. The papers would be returned unapproved if the payment is not made within 30 days from the date of issue of this letter.

4. You are also requested to comply the following:

(a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 200111:

1) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.

11) In case of Special Building/Group Developments, 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. In case of multi-storied Building, both qualified Architect and qualified Structural Engineer who should also be a Class-I licensed Surveyor shall be associated, and the above information to be furnished:

- 111) A report in writing shall be sent to Madras Metro Urban Development Authority by the Architect/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 thereafter every three months at various stages of the construction/development certifying that the work as far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this authority immediately if the contract between him/hers and the owner/developer has been cancelled or the construction is carried out in violation to the approved plan;
- 112) 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 111) that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between the exit of the previous architect/licensed Surveyor and entry of the new appointee;
- 113) On completion of the construction the applicant shall inform this authority and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Madras Metropolitan Development Authority;
- 114) While the applicant makes application for services connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by MDA along with his application to the concerned Department/Board/Agency;
- 115) 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 this authority 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 to the Planning Commission.
- 116) In the open space within the site, trees should be planted and the existing trees preserved 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 will, if any will be treated as unauthorized;
- x) The new building should have adequate proof overhead tanks and walls;
- xi) The sanction will be void ab-initio, if the conditions mentioned above are not complied with;
- xii) Rain water conservation measures notified by MDA should be adhered to strictly.
- (b) Undertaking (in the format prescribed in Annexure-III) to DCI, a copy of it enclosed, in Rs.10/- Stamp Paper duly executed by all the land owners, GFA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
- (c) Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in case of Multi-storied Buildings, Special Buildings and Group Developments.

5. The issue of Planning Permission will depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the Payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development charge and other charges (excluding Scrutiny Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCI, which has to be complied before getting the planning permission, or any other reason, provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]
 For MEMBER SECRETARY.

- Encl- 1) Undertaking format.
- 2) Display format.

Sent to: 1) The Senior Accounts Officer,
 Accounts (Urban) Division,
 MDA, Indira-500 008.

- 2) *TC* *Compt*,
 Corporation of *MDA*
MDA Building
Compt, MDA
- 3) *PS to VC*
MMDA
ESMVA, M.D.