

RE J.P.A.O.

From

THE CHIEF-ENGINEER,
Madras Metropolitan
Development Authority,
No. 8, Gandhi-Irwin Road,
Madras-600 028.

To

Mr. A. Chakrabarti
(Area being flat owned)
Dwarka 4th, 1st cross road,
Madras 600 017, 7th Floor,
South

Letter No. 81/1082/74

Dated: 20.9.74

Sir,

Sub: (D) - Area - 700 - Proposed allotment of
residential plots
at 8.100-205/74, Adina, East, Adinthalu,
Adina colony, 7th Avenue, A. A. Nagar, 40th St

Resettlement of 20 P&D Requested - Reg.

Rate of 1000 received on 14.9.74

A. Issue of
apprec.
M.P.
20/9/74

The Planning Commission Application/Revised Plans
received in the reference I cited for proposed allotment
of residential plots of 700 sq. mts. at Adina, East, Adinthalu,
Adina colony, 7th Avenue, A. A. Nagar, is under scrutiny. To
proceed the resettlement further, you are requested to remit
the following: The separate Demand Drafts of a National-
ized Bank in Madras City drawn in favour of Madras Secretary,
M&M, Madras-600 008 (consent of Govt. Counter (between 10.00 AM
and 4.00 P.M.) in (D) and produce the duplicate receipt of the
Area Area work between in (D).

DESPATCHED

Area Area work
A. A. Nagar
20/9/74

- | | |
|--|--|
| i) Development charge for
land and building under
Sec. 50 of the T & C
Act, 1971. | Rs. 7000
(Expense being limited only) |
| ii) Scrutiny Fee | Rs. —
(Expense) |
| iii) Regularisation charge | Rs. —
(Expense) |
| iv) Open space Reservation
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
funded over Rs. per D&R
[50(111)/74 I.V./198-II
(iv)/17(e)-g]. | Rs. —
(Expense) |

v) Security Deposit (For the proposed Development)

Rs. 10000/-
(Rupees Ten thousand only)

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

Rs. _____
(Rupees)

(Security Deposits are refundable amounts without interest, on claim, after issue of Completion Certificate by NMB. If there is any deviation/violation/change of use of any part or whole of the building/site in 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 repaid along with the stoppage fee (However no interest is applicable for Security Deposits).

3. The papers would be returned unapproved if the amount is not made within 60 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 DCB 2(b-iii):

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

ii) In case of Special Buildings/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 name/address 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 informations to be furnished;



- iii) A Report in writing shall be sent to Madras Metropolitan 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 sixth level and thereafter every three months at various stages of the construction/development certifying that the work as per sanctioned is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contravention has taken and the owner/developer has been dissatisfied if 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 certify 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 shall be carried on during the period intervening between the exit of the previous Licensed Surveyor and entry of the new appointee.
- v) On completion of the 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 services connection such as Electricity, Water Supply, Sewerage he should submit a copy of the completion certificate issued by MMDA along with his application to the concerned Department/Board/Agency.
- vii) Once 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 give 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.
- viii) In the Open spaces within the site, trees should be planted and the existing trees preserved to the extent possible.



- ix) If there is any false statement, misrepresentation 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 building should have asbestos proof over head tanks and walls;
- xi) The structure will be void ab-initio, if the conditions mentioned above are not complied with;
- xii) Gain under general gain measures notified by DDA should be adhered to strictly.
- (b) Undertaking (in the format prescribed in Annexure-III) to DDA, a copy of it enclosed, in Rs.10/- Stamp Paper Only executed by all the land owners, STI 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/fulfilment of the conditions/requirements stated above. The acceptance by the Authority of the Proposal of the Development charge and other charges etc. shall not entitle the applicant to the Planning Permission but only refund of the Development charge and other charges (including Service Fee) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DDA, which has to be complied before getting the planning permission, or any other request, 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.

(Handwritten notes)

Encl- 1) The senior Accounts Officer,
Accounts (Admin) Division,
DDA, Indraprastha Estate

- 2) The Commr,
Co-operative of Indraprastha,
Maha Building,
Maha - 8
- 3) P.O. to VC
Maha, 4-8