

~~SECRET~~

BY R.P.A.D.

From

THE MEMBER-SECRETARY,
Nairob Metropolian
Development Authority,
No. 6, Syndhi-Irwin Road,
Nairobi-500 000.

Letter No. 101/1661/100.

To

Mr. S. Subrahmaniam.

Chairman.

M/S. Election Panel.

Area, Rayifi area.

Meeting Room 501.

Date 10/11/1974.

Sir,

Sub: 1000-57 - proposed construction of bank building
at Arusha Town Bank area, Arusha,
Kenya by T&C Ltd - say.

Re: Your O.R.A received on 28.10.74.

The Planning Permission Application/Development Plans
received in the reference above cited for proposed construction
of bank building _____ at Arusha Town Bank area
is under scrutiny. To promote
the application further, you are requested to send the following
by _____ separate Demand Drafts of a Nationalised Bank
in Nairobi City drawn in favour of Member-Secretary, EDA,
Nairobi-500 000 or in cash at Cash Counter (between 10.00 A.M.
and 4.00 P.M.) in EDA and produce the duplicate receipt to
the _____ Division in EDA.

<i>10/11/74</i> DESPATCHED	i) Development charge for land ..	Rs. 6700/- (Rupees six thousand and seven hundred only)
	ii) Scrutiny Fee ..	Rs. _____ (Rupees _____)
	iii) Regularisation charge ..	Rs. _____ (Rupees _____)

P.L.O.

iv) Open Space Reservation charges ...	Rs. _____
{i.e. equivalent land cost in case of the space to be reser- ved and handed over as per DCC 1991(1)(b) with S.C./D.O.-II (vi)/TM (ii)-G}.	(Rupees)
v) Security Deposit (For the approved development)	Rs. 10000/- (Rupees 10000/- for Residential only)
vi) Security Deposit (for Septic Tank with upflow filter)	Rs. _____

(Security deposits are refundable
secure without interest, on
claim, after issue of Completion
Certificates by EDA. If there
is any deviation/violation/
change of use of any part or
whole of the building/site to
the approved plan, it will be
forfeited.)

3. 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 collectible for Security Deposits).

4. The papers would be returned unapproved if the
payment is not made within 60 days from the date of issue of
this letter.

5. 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 DCC 2[6]II:-

i) 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;

- 3.
- iii) In cases 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 names/addresses and contact letters should be furnished. In cases of Multi-storeyed Building, both qualified Architect and a qualified Structural Engineer who should also be a Class-I licensed Surveyor shall be associated, and the above information to be furnished.
 - iv) 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 plinth level and thereafter 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.
 - v) 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 shall be carried on during the period intervening between the exit of the previous architect/ Licensed Surveyor and entry of the new appointee;
 - vi) 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;
 - vii) 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 mode to any person before completion of the construction, the party shall inform MDA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall cause the purchaser to those conditions to the Planning Permission.

viii) In the Open areas 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 made, if any will be treated as unauthorized;

x) The new building should have nozzules placed over-head tanks and wells;

xi) The developer 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-II to DCM, a copy of it enclosed) in Fa.10/- stamp Paper duly executed by all the land owners, GPA 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 cases of Multi-storeyed Buildings, Special Buildings and Group Developments. *Details to be displayed in case of Multi-storeyed Buildings, Special Buildings and Group Developments*

5. The terms of Planning Permission will depend on the compliance/fulfilment of the conditions/points stated above. The permission by the Authority, of the proprietor 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 Surveying Fee) in cases of refusal of the permission for non-compliance of the conditions granted above or any of the provisions of DCM, 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,

S. S. S. S. S.
for MDCB-SECRETARY.

Encd. 1) Undertaking format.
2) Display format.

p. 1.0.

Copy to: 1)

The Comptroller,

Portsmouth Proprietary
Portsmouth.

2) The Senior Accounts Officer,
Accounts (Main) Division,
R.D.A., Hilsea-550.00.