

FRT Bundle - 72

From

The Member-Secretary,
Madras Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Egmore, Madras-600 008.

To

The Chief Executive Officer
(CGEWHO),
Sixth Floor, 'A' Wing,
Janpath Bhavan,
NEW DELHI - 110 001.

Letter No. B2/21471/93

Dated: 13.1.94.

Sir/Madam,

Sub: MDA - APU - Construction of
Residential/~~Commercial Building~~ **XXXXXX XXXXXXXXXXXXXXXX Group Housing**
at S.No. **77/9, 78/4, 83/1 XXXXXXXX 83/2, 84/1** **Development**
84/2 & 85/1 in
Remittance of D.C., S.C., S.D., **Noombal**
XXXXXX **Village.**
O.S.R., S.D. for upflow filter -

Requested - Regarding **8-10-1993.**

- Ref: Your PDA received on **8-10-1993.**
- 2. Your Letter dt. 3-1-94.**
 - (*) 3. MWSB/SOE/55008/593/93, dt. 13-12-93.**

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

- 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 professionally qualified Architect Register d 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.
- 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 Madras Metropolitan Development Authority when the building has reached upto plinth level and therefore every three months at various stagen of the construction/development certifying that the work so far completed is in accordance with the approved plan.

(*) Ref: 4. **Lr.No.K.Dis.30/94-D**
dt.10-1-94 from the Asst.Commissioner,
Urban Land Tax, Poonamallee.

5. **D.O.Lr.No.B2/21471/93, dt.11-1-94.**

p.t.o.

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 MDA 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 is 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 MDA 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 MDA 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 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 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 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 unauthorised;
 - x) The new buildings should have mosquito proff overhead tanks and wells;
- (*)
- xiv) ~~xi~~ The sanction will be void abintio if the conditions mentioned above are not complied with;
2. The applicant is requested to:-
- a) Communicate acceptance of the above conditions.
- (*)
- xi. Conditions of MMWSSB as cited in the reference 3rd cited and other conditions in the reference 5th cited. ...3.
 - xii. Shifting of HT & LT lines passing through the site.
 - xiii. Handing over of OSR area & 10 m. wide road to the Local body through registered gift deed (for which under reference is sent separately).

- b) Remit a sum of Rs. **1,25,000/-** (Rupees One Lakh twenty five thousand on towards Development Charge under Section 59 of the Tamil Nadu Town & Country Planning Act 1971 for land and building and a sum of Rs. **46,000/-** (Rupees Fourty six thousand only) towards Scrutiny fees, a sum of Rs. **5,40,000/-** (Rupees Five lakhs and fourty thousand only) towards Security Deposit for Sewerage systems and a sum of Rs. **23,00,000** (Rupees Twenty three Lakhs only)

towards Security Deposit which is refundable without interest. If there is any deviation/ Violation/change of use to the approved plan, the Security Deposit will be forfeited. The Development Charge/Security Deposit/Scrutiny ~~Charge~~ fee/Regularisation Charges for Septic Tank for upflow filter may be remitted in ~~two/three/four~~ **Five** 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 IMDA within eight weeks from the date of issue of this letter and produce the receipt. The papers would be returned unapproved if the payment is not made within eight weeks from the date of issue of this letter.

- c) Furnish the information and letter of undertaking as required under 2(a) and 2(b) above.
- d) Give an undertaking in Rs. 10/- stamp paper attested by the Notary Public (A copy of the Format is enclosed herewith).
- e) A copy of the format enclosed for display of particulars for ~~SS~~ Special Buildings and the display with details at the site is compulsory.
- 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 the every completed month from the date of issue of this advice.
- g) You are requested to furnish revised plans providing a primary school and showing its location and detailed plans for the same.4.

3. (a) The acceptance by the Authority of the Prepayment 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 MDA.

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

Yours faithfully,

M. Srinivasan
for MEMBER-SECRETARY.

R 1371

Encl.: As in C, D and E above.

- Copy to:
1. The Commissioner,
Corporation of Madras,
Madras-600 005.
 2. The Senior Accounts Officer,
Accounts (Main) Division,
MDA., Madras-600 008.