

Reedy
13/11/95



BY REGD. POST WITH ACK. DUE.

From
THE MEMBER-SECRETARY,
Madras Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Madras-600 008.

To
Thiru B. Rajappa and Others,
No.10, B.M. Garden Street,
Alwarpet, Madras:600 018.

Letter No. B1/6293/95

Dated: 8.11.95.

Sir/Madam,

Sub: MMDA - Planning Permission - Proposed construction of Basement + Ground + 2 floor Residential building with departmental Store at R.S.No.3646/17 & 18 of Mylapore, Block No.72, Door No.11, B.M. Garden Street, Alwarpet, Madras-18 Remittance of Development Charge etc Regarding.

- Ref:
1. PPA received on 22.3.95.
 2. Revised plan received on 22.6.95.
 3. This office Lr.No.B1/6293/ dated 12.7.95.
 4. Your letter dated 8.10.95.

...

The revised plan received in the reference fourth cited for construction of Basement + Ground + 2 Floor Residential building with departmental store, Door No.11, B.M. Garden Street, Alwarpet, Madras-18 is under scrutiny.

To process the application further, you are requested to remit the following by **four** separate Demand Drafts of a Nationalised Bank in Madras City drawn in favour of Member-Secretary, MMDA, Madras-600 008 at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in MMDA and produce the duplicate receipt to the 'B' Channel, Area Plans Unit in MMDA.

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| i) Development charge for land and building under Sec.59 of the Town and Country Planning Act, 1971. | Rs. 3300/- (Rupees three thousand three hundred only) |
| ii) Scrutiny Fee | Rs. 2600/- (Rupees two thousand six hundred only) |
| iii) Regularisation charge | Rs. 7,000/- (Rupees seven thousand only) |

p.t.o.

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| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DCR 19(a)(iii)/19b, I.V./19-b-II (vi)/17(a)-9). | Rs. -- |
| v) Security Deposit (for the proposed Development) | Rs. 60,000/- (Rupees sixty thousand only) |
| vi) Security Deposit (for Septic Tank with upflow filter). | Rs. -- |

(Security Deposits are refundable amounts without interest, on claim, after issue of Completion Certificate by MMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, Security Deposit 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 60 days from the date of issue of this letter.

(a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DCR 2(b)ii:-

- i) The construction shall be undertaken as per the sanctioned 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 cases of Special Buildings/Group Developments, a professionally qualified Architect Registered with Council of Architects as 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 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 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 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.
- 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 shall be carried on during the period intervening between the exit of the previous Architect/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 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 persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions to the Planning Permission.
- 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 statements, 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 sanction will be void abinitio, if the conditions mentioned above are not complied with;
- xi) The new building should have mosquito-proof over-head tanks and wells;
- xii) Rain water conservation measures notified by MMDA should be adhered to strictly.
 - (a) Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed) in Rs.10/- Stamp paper duly executed by all the land owners, GPA Holders, buildings and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - (b) 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.

5. The issue of Planning Permission will depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority, of the prepayment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development charges and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, 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.

6. Letter issued for remittance of Development Charges in the reference, third cited stands cancelled.

Yours faithfully,

P. S. Srinivasan
for MEMBER-SECRETARY.

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

N
9/11/95

- Copy to:
- 1) The Commissioner,
Corporation of Madras,
1st Floor, East Wing, MMDA,
Madras:600 008.
 - 2) The Senior Accounts Officer,
Accounts (Main) Divn., MMDA, Madras-8.
 - 3) The P.S. to Vice-Chairman,
MMDA, Madras-8.