

M.R.P.A.D.

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From

The Member-Secretary
Madras Metropolitan
Development Authority
3 Gandhi Bldg Road,
Madras - 600008

To

Shri. Balkrishna Rai
5, Commander - i, Chief Road
Madras - 600005

Letter No: A₂/1432/51

Dated: 08-31

Sub: MMDA. Receipt of P.A. Admly. Construction of
Residential Building. 2 blocks at S.M. 3057/3
Block 87 of Mylapore MS. 28. Remittance of
S.D. Bangalore.

- Ref: (1) G.O. MS no: 618 dt 11-3-51.
 (2) P.A. received on 21-2-51
 (3) You lr dt 4-2-51
 (4) P.O. to Govt no: dt 16-2-51
 (5) You lr dt 21-2-51

DESPATCHED

The Planning permission application/ Revised Plans received in the reference cited for the ^{approval} construction of Residential Building at S.M. 3057/3 Block 87 of Mylapore MS. 28.

is under scrutiny. To process the application further, you are requested to remit the following by ^{cash} separate Demand Drafts of a Nationalised Bank in Madras City drawn in favour of Member-Secretary, MMDA, Madras-8 at cash Counter [between 10.00 and 4.00 P.M.] in MMDA and produce the duplicate receipt to the Area Plans unit (B channel) Division in MMDA.

- 1) Development Charge for land and building under sec. 59 of the M&C.P. Act, 1974.
- 2) Scrutiny fee
- 3) Regularisation Charge

N.L.
 Rs. 5000/-
 (Rupees five thousand and four hundred) collected with dt. 02/03/51 towards 80% appl. & adjusted from [unclear] Paid in
 Rs. 2200/- 1200/-
 Rs. 300/-
 Receipt dt. 6/3/51 dt 6/3/51

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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 LDC 198(146) 198 I.V./10

v) Security Deposit. Securities (for the proposed development)

2. 67200/-
 (Deposit Security cover amount of three lakhs only) (X)
 after adjusting the amount paid in receipt
 (Deposit Rs. 67200/-)

vi) Security Deposit (for A down Septic tank with effluent filter)
 Rs. 67200/- paid earlier also taken to the account for this purpose (Rs. 67200/-)

(Security Deposits are refundable amounts without interest, on claim, after issue of completion certificate by MMB, 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 collectible for Security Deposits)

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

4. You are also requested to comply the followings-

- i) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under Sec. 21b. ii.
- ii) No 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;
- iii) In cases of Special Buildings Ground 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 recent letters should be furnished. In cases of Multi-storied buildings, 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.

- (a) Undertaking (in the format prescribed in Annexure- XIV to BCR, & copy of it enclosed in 5.10/- stamp paper duly executed by all the lands owner, 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 cases of Multi-storied buildings, special buildings and Group Developments.

5. The issue of planning permission depend on the compliance/ fulfilment of the conditions/ payments stated above. The acceptance by the Authority of the Proprietary 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 Marketing fee) in cases of refusal of the permission for non - compliance of the conditions stated above or any of the provisions of BCR, 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

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division,
MHDA, Madras-600008.
2. CAM
MS-2
3. PSM VC
MEM DA MS-2

ii) 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 or arriving 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 party shall inform Madras Metropolitan Development Authority of any change of the Licensed Surveyor /Architect, the newly appointed Licensed surveyor/architect. The newly appointed Licensed Surveyor/Architect shall also confirm to MMA that he/she 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 appointed;

v) On completion of the construction the applicant shall intimate MMA 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 MMA 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 persons before completion of the construction, the party shall inform MMA 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 statement, suppression or any misrepresentations 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 mosquito proof overhead tanks and wells;

xi) The sanction will be void ab initio, if the conditions mentioned above are not complied with;

xii) Rainwater conservation measures notified by MMA should be adhered to strictly.