

To: Sub. Secy.

From:  
The Member-Secretary  
Madras Metropolitan  
Development Authority  
5 Gandhi Jeevan Road,  
Madras - 500008

To  
S. A. Srinivasan,  
45/1, 7<sup>th</sup> Cross Road,  
R. A. Puram, Madras-28

Letter No: Ba/18714/75

Date: 6.7.75

Re: PONDIA - APD - PP for proposed area of 935' (Comm. over Res. Bldg 3-400) at P.L. No. 8630, A.L. No. 84, D.No. 1, Sambandam Street, T. Nagar, Madras  
Revisions of Charges - Ap.

①  
see to alt  
12.4.75  
26.4.75

- 1. 1/2000000 - 24.7.75
- 2. 1/1000000 - 24.7.75
- 3. 1/500000 - 20.4.75
- 4. 1/250000 - 14.4.75
- 5. 1/125000 - 20.4.75
- 6. 1/62500 - 20.4.75
- 7. 1/31250 - 20.4.75

The Plans, permission application/ Revised Plans received in the reference 14 dated for 14 (Consent of Govt (Comm. over Res Bldg) at P.L. No. 8630, D.No. 1, Sambandam Street, T. Nagar, Madras

is under scrutiny. To process the application further, you are requested to remit the following by separate Demand Drafts of a Nationalised Bank in Madras City drawn in favour of Member-Secretary, M.M.D.A. Madras-6 at each Counter (Between 10.00 and 4.00 P.M.) in MDA and produce the duplicate receipt to the Area Plans Unit (3 Channel) Division in MDA.

②  
31.5.75  
**DESPATCHED**

Development Charge for land and building under sec. 79 of the ICD Act, 1974.

11) Security fee

11a) Regularisation Charge

- 1. 4650/-  
(Rupees Four thousand Six hundred and fifty only)
- 2. 2350/-  
(Rupees Two thousand three hundred and fifty only)
- 3. 6150/-  
(Rupees Six thousand one hundred and fifty only)

- iv) Open space reservation charges (i.e. equivalent lead cost in lieu of the space to be reserved and bonded at \$ 25 per sq ft (11) 200 S.V./10 11-12, 13, 14, 15, 16)
- v) Security Deposit for the (for the approved development)
- vi) Security Deposit for inside work with office fitted)

\$  
[Amount]

\$ 59,000/-  
[Amount App. New Howard City]

\$  
[Amount]

[Security Deposits are refundable amounts without interest, on claim, after issue of completion certificate by MDA, if there is any deviation/violation/damage of use of any part or whole of the building/site to the approved plan, MD will be forfeited.]

3. Payment received after 30 days from the date of issue of this letter will attract rate set at the rate of 12% per annum (i.e. 1% per month) for every uncollected month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (lowest & no interest is collectible 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.

4. You are also requested to comply the following:-

- i. Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under Sec 2(b) 11.
- ii. If a construction shall be undertaken as per sanctioned plan only and no deviation from the plan should be made without prior sanction. Construction done in deviation is liable to be demolished.
- 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-storied buildings, two 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.



- 141) A report in writing shall be sent to Madras Metropolitan Development Authority by the Architect/ Licensed Surveyor who supervised the construction just before the commencement of the erection of the building as per 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 conflict between his/them and the owner/ developer has been observed at the construction as carried out in deviation to the approved plan.
- 142) 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.
- 143) On completion of the construction the applicant shall estimate MMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Madras Metropolitan Development Authority.
- 144) 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.
- 145) 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 person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions to the planning permission.
- 146) In the open spaces within the site, trees should be planted and the existing trees preserved to the extent possible.

B2

- i) If there is any false statement/omission 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 erection will be void ab initio, if the conditions mentioned above are not complied with.
- xi) The new building should have mosquito-proof over-head tanks and walls.
- xii) Rain water accumulation wherever notified by NHIA should be adhered to strictly.

(a) Undertaking [in the format prescribed in Appendix-III to DR, a copy of it enclosed] in 10/- stamp paper duly executed by all the land owners, SPV holders, builders and promoters separately. The undertakings shall be duly stamped 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-storied Buildings, Special Buildings and Group Developments.

5. The issue of planning permission will depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority, of the payment 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 Service Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DR, which has to be complied before getting the planning permission, or any other reason, provided the construction is not commenced and claim for refund to made by the applicant.

Yours Faithfully,

for NHIA SECRETARY

- Encl: 1) Undertaking format
- 2) Display format.

Copy to: 1)

- 2) The Senior Accounts Officer,  
Accounts (Main) Dept., NHIA, Madras-3.
- 3) The P.O. to Vice-Chairman, NHIA, Madras-3.