

4/24/57
155

REPLY TO THE ABOVE

To
THE HONORABLE SECRETARY
Madras Metropolitan
Development Authority
No. 2 Gandhi Evam Road,
Madras - 600008

To
Mr. Subramanian Swami
No. 62 Plot No. 2451
3rd Stage
Madras 60.

Letter No. 82 / 16736/57

DATED: 10-57

Ref/No: 100

SUB: MUDA - 04, Construction of 3 1/2 Floor Residential building at Plot No. 2451
AM No. 50, 51 & 52, Madras Metropolitan Development Authority
At 3rd Stage, Madras - 60. (Residential) of
No. 24, 25 - Reg.

Ref: (1) Copy received on 25.7.57
(2) Copy to at 2.9.57
(3) Copy to at 12.9.57
(4) Copy to at 27.10.57

DESPATCHED

The above is the original filed received in the
MUDA office in 1957 and for the construction of
3 1/2 Floor Residential building at Plot No. 2451
AM No. 50, 51 & 52, Madras Metropolitan Development Authority
at 3rd Stage.

To process the application further, you are requested to
remitt the following by Madras Metropolitan Development Authority
a Residential Bank in Madras City drawn in favour of Secretary,
MUDA, Madras-600008 at Cash Counter (between
10.00 A.M. and 1.00 P.M.) in MUDA and provide the duplicate
receipt to the 'A' Channel, Area plans unit, in MUDA.

- 1) Development charge for land and building under sec. 50 of the Town and Country Planning Act, 1971
- 2) Survey fee
- 3) Registration charge

1. 200/- (2 copies
plus 100/- and 100/-
Residential only).

2. 500/- (2 copies
plus 100/- and 100/-
only).

iv) Open Space Reservation charges
 (i.e. equivalent land cost in
 lieu of the space to be reserved
 and levied over as per DCI 18(a)
 (115)/198 T.V./196.11 (vi)/19(a)
 -3)

Rs.

v) Security Deposit (for the
 proposed development)

Rs. 20,000/- (Twenty thousand only)

vi) Security Deposit (for Septic
 Tank with overflow/liner)

Rs.

[Security Deposits are refundable amounts without interest
 on claim, after issue of completion certificate by DMU. 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 repaid along with the charges due
 [However no interest is collectible for Security Deposits]

3. The above 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 DCI 18(a) III-
- (i) The Construction shall be undertaken as per
 the sanctioned plan only and no deviation from
 the plan 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-2 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 building, both qualified Architect and
 a qualified structural Engineer who should also be
 a class-2 Licensed Surveyor shall be associated,
 and the above information to be furnished.

ii. A report in writing shall be sent to Madras Metropolitan Development Authority by the architect/ licensed surveyor and respectively the construction just before the commencement of the erection of the building as per the approved plan. Similar report shall be sent to Madras Metropolitan Development Authority when the building has reached safe level and the ceiling every three months at various stages of the construction/development or stating that the work so far completed is in accordance with the approved plan. The licensed surveyor and architect shall inform the said city immediately if the contract between him/ them and the construction has been cancelled or the construction is carried out in deviation to the approved plan.

vi) The owner 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 MUDA that he has agreed for work during the work under reference and indicate the stage of completion at which he has taken over. No construction shall be carried on during the period intervening between the entry of the previous architect/ licensed surveyor and entry of the new appointed.

vii) On completion of the construction the applicant shall indicate MUDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Madras Metropolitan Development Authority.

viii) While the applicant seeks application for service connection with the electricity, water supply, drainage he should submit a copy of the completion certificate issued by him along with his application to the concerned department/boards/agencies.

ix) When the site under reference is transferred by way of sale/lease or any other deed to any person before completion of the construction, the party shall inform MUDA of such transaction within a week and address of the person to whom the site is transferred immediately after such transaction and shall bind the purchaser to these conditions in the planning permission.

x) In the case of plot in the city, trees should be preserved and the existing trees preserved to the extent possible.

xi) 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.

xii) The new building should have adequate ground water tank and well.

xiii) The applicant will be void ab-initio, if the conditions mentioned above are not complied with.

xiv) However some minor changes notified by MUDA should be adhered to strictly.

- (a) Undertaking (in the format prescribed in Appendix- XIV to MCR, a copy of it enclosed in B.10/- stamp paper duly executed by all the land owner, SRA holders, builders and contractors 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.

6. The issue of planning permission depend on the compliance/ fulfillment of the conditions/ payments stated above. The acceptance by the Authority of the Progress of the Development change and other charges etc., shall not entitle the person to the planning permission but only refund of the Development charge and other charges (excluding Meritity fee) in case of refusal of the permission for non - compliance of the conditions stated above or any of the provisions of MCR, 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,



For SECRETARY

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division,
MCR, Madras-600028.

2. Cdr
M.F


