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30/10



BY R.P.A.D.

From

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

To

Thiru C. Bala Subramanian
G. M.
I.R.M.O. (Southern Railway)
Egmore, Ch. 8

Letter No. B 1 / 5276 / 96

Dated: 29/10/96

Sub: MMDA - APU - PP - Regularisation of deviated corner
of GP + 3F residential buildg with ³⁹⁰ proposed corner
of GP shop buildg at S.N.E. 245/11 x 2 of Padi
village - Remittance of charges - 50% - 50%

Ref:

- ① PPA received in SBC No 325/96 dt 5-3-96
- ② Your ltr dt 11-2-96

11/11/96

DESPATCHED

The Planning Permission application/Revised Plan received in the reference 1st & 2nd cited for the regularisation of deviated corner of GP + 3F residential buildg with ³⁹⁰ and proposed corner of GP shop buildg at S.N.E. 245/11 x 2 Padi village has been examined and considered for relaxation of SBC parameter relating to distance between blocks is under scrutiny. To process the application further, you are requested to remit the following by two separate Demand Drafts of a Nationalised Bank in Madras City drawn in favour of Member-Secretary, MMDA, Madras-8 at Cash Counter (between 10.00A.M. and 4.00P.M.) in MMDA and produce the duplicate receipt to the Area Plans unit ('B' channel), Area Plans Unit in MMDA.

- i) Development charge for land and building under sec. 59 of the T&CP Act 1971 Rs. 6000/- (Ru Six thousand only)
- ii) Scrutiny Fee Rs. 35,550/- (Ru Thirty five thousand five hundred and fifty only)

iii) Regularisation charge Rs.

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. /18 19b-II(vi)/17 (a) -9) Rs.

v) Security Deposit (for the Proposed Development) Rs.

vi) Security Deposit (for Septic Tank with upflow filter) Rs.

Handwritten notes:
+ 38
19,25,000 (Rupees eighteen lakh twenty five thousand only)
~~Rs. + 38,000/- (Rupees one lakh and thirty eight thousand only)~~

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificates by MMDA. 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 (ie. 1% per annum) 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.

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

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

i) The 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;

Handwritten notes:
X 10
Early Bank guarantee for Rs 16,87,000 has been furnished towards SD.
The addl SD to be remitted is Rs 1,38,000 (Rupees one lakh and thirty eight thousand only). Either SD to be revalidated to Rs 18,25,000 or additional Bank guarantee for Rs 1,38,000 may be furnished towards addl SD to be remitted.
(Rupees - 38 x 1000 = 38000) (thousand only)



ii) 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 consent letters should be furnished.

iii) A report to 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 is has reached upto plinth level and whereafter 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 appointed;

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) ix) If there is any false statement, suppression or any misrepresentations of acts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito prooff overhead tanks andwells;
- xi) The sanction will be void binitio, if the conditions mentioned above are not complies with;
- xii) Rainwater conservation measures notified by MMDA should be adhered to strictly;
- (a) Undertaken (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 owner, GPA holders, builders and promoters seperately. The undertakings shall be duly attested by a Notary Public.
- (ii) Details of the proposed developmentduly filled in the format enclosed for display at the site. Diaplay of the information at site is compulsory in cases of 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 Prepayment 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 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.

~~Ex by B.R. has to be re-validated~~

Yours faithfully,

Encl:

copy to:

- 1) Senior Accounts Officer (Accounts Main) Division, MMDA, Madras-600008.
- 2) The Commissioner, Corporation of Madras, First Floor East Wing, MMDA Building, Madras-600008.

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for MEMBER SECRETARY

21/10