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Pl. Suburb.

From
THE ZONING SECRETARY,
Orissal Metropolitan
Development Authority,
No. 5, Gandhi Road, Bhub,
Orissal-751 005.

To
~~2007~~ - Suburbala Chelliah,
No. 34, Vardharamayana Road,
Ch-35 -

Letter No. 02/14923/98

Date: 6/8/98

Sir/Madam,

Sub: OMDA - ~~2007~~ ²⁰⁰⁸ - proposed construction B+C+3F
Dist. City Plot D.No. H-28, P.No. 3478, Anuvrajan
In R.S.No. 1st, 6th and 7th, T.S.No. 281 of
Mulan village - ~~part of~~ ^{part of} D.C. and S.O. dated by
Ref: 1) SPA received in SPC No. 565/98 dt. 22/7/98

The Planning Permission & relocation and Revised Plan received in the reference ~~filed~~ ^{filed} with for the proposed construction B+C+3F Dist. City Plot D.No. H-28, P.No. 3478, Anuvrajan In R.S.No. 1st, 6th and 7th, T.S.No. 281 of Mulan village

is under scrutiny. To process the application further, you are requested to remit the following by four separate Demand Drafts of a Nationalized Bank in Orissal City drawn in favour of Secretary, OMDA, Orissal-5, at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in OMDA and produce the duplicate receipt to the Area Plans Unit 'B' Orissal, Area Plans Unit in OMDA.

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|---|---|
| i) Development charge for land and building under Section 17 of the RDP Act, 1971. | a. 12,000/- (Twelve thousand only) |
| ii) Penalty fee | a. 1200/- (One thousand two hundred only) |
| iii) Regularisation charge | a. - |
| iv) Open Space Reservation charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DOR 19(1)(a)&(b) 19(2)(a) 19(3)(a)&(b) 19(4)(a)&(b) 19(5)(a)&(b) | a. - |
| v) Security Deposit (for the proposed development) | a. 46,000/- (Forty Six thousand only) |
| vi) Security Deposit (for Septic Tank with outlet filter) | a. - |
| vii) Security Deposit for display chart | a. 10,000/- (Ten thousand only) |

[According to Demand Note submitted with application, without

12.
-ii) Security Deposit for
Display Board

(Security Deposits refundable deposits without interest or claim, after issue of completion certificate by UDA. If there be any deviation/violation/change of use of any part or whole of the building/site or the approved plan 22 will be forfeited. Security Deposit for Display Board is refundable when the display board as prescribed with format is not or later with color reference. In case of default Security Deposit will be forfeited and action will be taken to get up the display board).

2) Payments received after 30 days from the date of issue of this letter attracts 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 permitted along with the charged day (however no interest is collectible for Savings Deposits).

3) The papers shall be returned unapproved if the payment is not made within 30 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 violation of provisions available under BOR 2, 3, 4, 5, 6, 7, 8, 9, 10, 11:-

- 1) The construction shall be undertaken as per as mentioned plan only and no deviation kept. The plan should be not without prior sanction. Construction done in deviation is liable to be demolished.
- 2) In case 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 name/address and contact letters should be furnished.
- 3) A report to authority shall be sent to Central Metropolitan Development Authority by the Architect/ Licensed Licensed surveyor who supervises the construction just before the commencement of the erection of the building or for the approved plan similar report shall be sent to Central Metropolitan Development Authority when the building is has reached upto plan 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. The construction is carried out in deviation to the approved plan.

iv) The owner shall inform Ghana National Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to GNDA 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 out during the period inter-vening 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 GNDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from Ghana National Metropolitan Development Authority.

vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage etc/ she should enclose a copy of the completion certificate issued by GNDA 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 GNDA 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) 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 developer must agree, if any will be treated as unauthorised.

x) The new building should have concrete provide cover head tanks and walls.

xi) The condition will be approved/modified the conditions mentioned above are not complied with.

xii) Rainwater conservation measures notified by GNDA, should be adhered to strictly:

a) Design plan (in the format prescribed in Schedule - III to DR) a copy of it enclosed in 5/10/- Stamp Paper duly executed by all the land owner, S&A holders, builders 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 in cases of special buildings and group developments.

W. J. (See next page)

5. The issue of planning permission depends on the compliance/fulfillment of the conditions/regulations stated above. The acceptance by the authority of the use beyond 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 gratuity) in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RGA, which had to be complied before getting the planning permission or any other charges provided the construction is not commenced and date for refund is given by the applicant.

(C) you are also ought to furnish the following particulars.

1. 5 sets of R.P. complying with code in s/o F&I requirement and break up requirement following with overall measurement in all the floors.

2. Affixment of steel, U.P. steel and demolition steel -
duly listed in and attached. Yours faithfully,

J. Lalit Patil with F&I chitri (duly authorized)
for the site 48.

Encl: 5

- 1. Mr. Accounts Officer, Accounts Section, CHD, PUNE-400 008.
- 2. The Commissioner of Central, First Floor, East Wing, CHD, Building, Shenasa-400 008.

[Handwritten signature]
H/o: *[Handwritten address]*

etc.