

M.P. Nagar Tatha Gram Nivesh Niyam, 1975

MADHYA PRADESH

India

M.P. Nagar Tatha Gram Nivesh Niyam, 1975

Rule M-P-NAGAR-TATHA-GRAM-NIVESH-NIYAM-1975 of 1975

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M.P. Nagar Tatha Gram Nivesh Niyam, 1975Published vide Notification No. 1924-33-75, dated 21-7-1975, M.P. Rajpatra, Part 4 (Ga), dated 9-1-1976, page 9980In exercise of the powers conferred by Section 85 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), the State Government hereby makes the following rules, the same having been previously published as required by sub-section (1) of the said section, namely :-

Chapter I Preliminary

1. Short title.

- These rules may be called the Madhya Pradesh Nagar Tatha Gram Nivesh Niyam, 1975.

2. Definitions.

- In these rules, unless the context otherwise required, -(a)"Act" means the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973);(b)"Form" means a form appended to these rules;(c)"Section" means a section of the Act.

Chapter II Categories of Officers

3. Officers to assist the Director.

- The following officers may be appointed to assist the Director, namely :-(a)Project Officer,(b)Sub-Divisional Officer.

Chapter III

regional planning

4. Form of notice.

- The notice with respect to the draft regional plan to be published under sub-section (1) of Section 8 shall be in Form I.

5. Manner of publication of notice.

- The notice prescribed by Rule 4 shall be published in the "Madhya Pradesh Gazette" and shall further be published by means of an advertisement in one or more newspapers published in Hindi and circulating within the area of the region and by pasting a copy of the advertisement at the offices of Town and Country Planning Department, Commissioner and Collectors concerned.

6. Manner of publication of the regional plan.

- The notice under sub-section (2) of Section 9 shall be in Form II and shall be published by means of an advertisement in the "Madhya Pradesh Gazette" and in one or more newspapers published in Hindi language and circulating within the area of the region and by pasting a copy of the advertisement at the office of the Town and Country Planning Department, Commissioners and Collectors concerned.

7. Notice of modifications in regional plan.

- Notice of modifications in the regional plan to be published in the "Gazette" under the proviso to sub-section (2) of Section 9 shall be in Form III.

Chapter IV

Planning Areas and Development Plans

8. Manner of publication of existing and land use map.

- The publication of existing land use maps under sub-section (1) of Section 15 shall be done in Form IV by means of a advertisement in the "Madhya Pradesh Gazette" in one or more local Hindi newspapers to give due publicity of their preparation intimating that the existing land use maps are available for inspection during office hours in the offices of Commissioners/Collectors Town and Country Planning Department and Local Authorities concerned for inviting objections and suggestions within a period of 30 days from the date of publication of such notice.

9. Manner of publication of draft development plan.

- The draft development plan shall be published under sub-section (1) of Section 18 together with a notice in Form V in the "Madhya Pradesh Gazette" in one or more local Hindi newspaper to give it due publicity stating that the draft development plan, has been prepared under Section 17 and is available for inspection at the concerned offices of Commissioners/Collectors Town and Country Planning Department and local authorities concerned during office hours for inviting objections and suggestions on the said draft plan within a period of 30 days from the date of publication of such notice.

10. Manner of publication of approved development plan.

- A public notice shall be published under sub-section (4) of Section 19 in Form VI in the "Madhya Pradesh Gazette" and in one or more local Hindi newspaper to give it due publicity intimating that the development plan has been approved of by the State Government and shall be available for inspection at the offices of Commissioners/Collectors, Town and Country Planning Department and local authorities concerned during office hours.

Chapter V

Control of Development and Use of Land

11. Intention of development undertaken on behalf of Union or State Government.

- The officer-in-charge of Union or State Government shall inform in writing to the Director under sub-section (1) of Section 27 of the intention to carry out development of any land at least 30 days before undertaking such development alongwith the following documents and particulars, namely :- (i) Description of land (Location with name or road/roads on/off which the property and boundaries). (ii) Khasra plan (330' to an inch scale) showing numbers of land in question and also adjoining Khasras falling within 200 meters from the outer limit of the land. The land applied for shall be shown in 'Red' in khasra map. (iii) Location plan indicating the land in question to the scale of 82' ft. to an inch showing main approach roads and any other important buildings in the vicinity. (iv) Survey plan to scale 82' to an inch to be given. The plan shall show the boundaries of land in question natural features like nala, ponds, tree, slopes, contours plan if the land is undulated, high tension line passing through or adjoining land upto a distance of 200 meters existing roads showing the right of way and railway lines with their specification and railway boundaries, position of electric and telephonic poles and all such other matters which need to be coordinated with adjoining areas. (v) A plan showing all development proposals with respect to land in question with a general report and model so as to make a scheme self explanatory. (vi) A plan showing details of utilities and services like water supply, drainage, electric, and in case a septic tank is provided the same shall be shown alongwith the disposal of sludge water. (vii) Other architectural details as required by the Director. (viii) A note indicating the type of development proposed namely

residential, commercial or industrial.(ix)The name and address of registered planner/Architect/Surveyor shall also be given.

12. Form of application for permission for development of land by others.

- (A) Any person not being the Union Government, State Government, or Local Authority or Special Authority shall apply under the sub-section (1) of Section 20 in Form VII for permission for development of land and in Form VIII for development of land alongwith the schedule and specification sheet attached with the application form.(B)Fees. - Every application submitted under sub- section (2) of Section 29 shall be accompanied by a fee specified below :-(a)For the development of land other than erection of a building Rs. 50 per acre or part thereof.(b)for building operation.

| Sl. No. | Area | Rate of fee for ground floor | Rate of fee for subsequent storey |
|---------|--|------------------------------|-----------------------------------|
| (1) | (2) | (3) | (4) |
| (i) | For a ground floor area up to 1200 sq. ft. | Rs. 20/- | Rs. 15 per storey |
| (ii) | For a ground floor area of more than 1200 sq. ft. but not exceeding 3000 sq. ft. | Rs. 25/- | Rs. 20 per storey |
| (iii) | or a ground floor area of more than 3000 sq. ft. but not exceeding 6000 sq. ft. | Rs. 50/- | Rs. 40/- per storey |
| (iv) | for a ground floor area more than 6000 sq. ft. & above | Rs. 75/- | Rs. 50/- per storey |

Note 1. - For purposes of calculation of the fee ground area shall mean the area of the portion which is proposed to be built upon excluding the internal court yard and portion. Note 2. - For purposes of the rates prescribed above the basement where provided will be regarded as the first storey, the ground floor over the basement as the second storey and so on. Note 3. - In case an application is rejected 5 per cent of the fee shall be retained and the balance shall be refunded to the applicant.

13. Form of permission.

(a)The permission for development of land shall be granted and communicated to the person concerned under sub-section (3) of Section 30 in Form IX and XI copies thereof shall be sent to the Municipal Corporation, Municipal Council, Town and Country Development Authority and Special Area Development Authority concerned and any other office concerned with the development works alongwith the copy of the approved plan. The plan shall be approved and signed by the Director, modifications if any shall be shown in red lines and two copies of approved plan shall be sent to the applicant. In case the modifications are excessive, a fresh plan shall be demanded incorporating the revised plan showing all the modification communicated by the Director.(b)The refusal of permission with grounds shall be communicated in Form X and shall be handed over to the applicant if he is present and his acknowledgment shall be obtained. In case he is not present, such reply shall be sent to him under registered post with acknowledgment due.

14. Appeal.

- The appeal shall be preferred under sub-section (1) of Section 31 in writing in the following manner, namely :-(A)(i)It shall specify the date of order against which the appeal is made a copy of the order thereof shall be attached.(ii)It shall specify a clear statement of facts and the ground on which the appeal is made.(iii)It shall specify precisely the relief prayed for.(iv)It shall contain the verification certificate duly signed by the Appellant."Ido hereby declare that facts and content stated above are true to the best of my knowledge and belief."(B)Such an appeal shall be accompanied by a fee of Rs. 4.30 through Treasury Challan.

15. Notice by owner to purchase interest in land.

- The notice shall be served on the State Government under sub-section (1) of Section 34 Form XI so as to reach it within a period of 30 days from the date of publication and designation of land as subject to compulsory acquisition by the development plan together with the documentary proof of ownership, location, plan and site plan.

16. Permission for retention of land.

- The aggrieved person shall apply to the Director for permission for retention on the land of any building or works or further continuance of any use of land to which the notice given under sub-section (1) of Section 37 relates together with reasons within a period of 15 days from the date of receipt of the notice and such application shall be made in Form XII

Chapter VI

Town and Country Development Authority

17. Term of office of the Chairman and other members.

- The term of office of the Chairman and other members shall be four years, provided that we/they may be removed from such office by the State Government at any time before completion of the term without assigning any reason therefor.

18. Preparation of Town Development Scheme.

(1)The Town and Country Development Authority shall publish a notice under sub-section (2) of Section 50 in Form XIII declaring the intention of making a town development scheme in the Gazette and by means of an advertisement in one or more local Hindi newspapers. Copies thereof shall also be available for inspection in the office of the Town and Country' Development Authority and Regional Offices of Town and Country Planning Department concerned.(2)Not later than two years from the date of publication of the declaration in the form of the notice referred to in sub-rule (1) the Town and Country Development Authority shall publish a public notice under sub-section (3)

of Section 50 in Form XIV in the "Madhya Pradesh Rajpatra" and in one or more local Hindi newspapers to give due publicity intimating that the draft town development schemes has been prepared and is available for inspection in the office of the Town and Country Development Authority and regional office of Town and Country Planning Department concerned during office hours inviting objections and suggestions with respect to the said draft within a period of thirty days from the date of publication of such notice.(3)The Town and Country Development Authority shall publish a notice under sub-section (7) of Section 50 of the Act in Form XV in "Madhya Pradesh Rajpatra" and in one or more local Hindi newspapers to give due publicity intimating that the final town development scheme has been approved and copies thereof shall be available for inspection in the concerned office of the Town and Country Development Authority and Town and Country Planning Department during office hours. The date from which the said town development scheme shall come into operation shall be mentioned in the said notice.

19. Acquisition of land.

(1)For the purposes of land, acquisition under Section 56 of the Act, the land shall be in the Town and Country Development Authority subject to the following terms and conditions, namely :-
 (i)Within 3 years from the date of publication of the final town development scheme under Section 50 the Town and Country Development Authority shall proceed to acquire the land required for the implementation of the scheme.(ii)Where such acquisition is by agreement the land shall vest in the Town and Country Development Authority on terms and conditions arrived at through such agreement.(iii)On failure of agreement the Town and Country Development Authority shall request the State Government to acquire such land under the provisions of the Land Acquisition Act, 1894 (1 of 1894) on payment of the compensation awarded under that Act.(iv)Declaration shall be published under Section 6 of the Land Acquisition Act, 1894 (1 of 1894).(v)After such declaration the Collector shall proceed to take order for the acquisition of land under the said Act, and the provisions of act shall so far as may be, apply to the acquisition of the said land, with the modification that the market value of the said land shall be the determining factor.(2)The land acquired by the State Government shall vest in the town and Country Development Authority on the following terms and conditions :-
 (i)The powers of the authority with respect to the disposal of the land acquired shall be so exercises as to secure, as far as practicable to the persons who are living or carrying on business or other activities on the land if they desire to obtain accommodation on the land belonging to the Town and Country Development Authority concerned and are willing to comply with any requirement of the authority as to its development and rules in opportunity to obtain thereon accommodation suitable to their reasonable requirement.(ii)If the Town and Country Development Authority concerned proposed to dispose of by sale any land without any development having been undertaken or carried out thereon it shall transfer the land in the first instance to the persons from whom it was acquired if they desire to purchase it.(iii)The Town and Country Development Authority shall not dispose of the land by way of gift, mortgage and way of charge.(iv)The Town and Country Development Authority may dispose of the land by way of sale, exchange or lease or by creation of any right or privilege or otherwise.(v)The Town and Country Development Authority shall pay the amount of compensation to the Government which has been awarded to the owner of land by the Government.(vi)The Town and Country Development Authority shall pay other charges to the Government which have been incurred by the State Government in connection with the

acquisition.(vii)Town and Country Development Authority shall execute an agreement with the Government for transfer of the acquired land.

20. Mode of levy.

(1)The Town and Country Development Authority shall publish a notice under sub-section (1) of Section 60 of the Act in Form XVI in "Madhya Pradesh Rajpatra" and in one more local Hindi newspapers to give it due publicity declaring that the town development scheme has been completed and the authority intends to levy development charges at the rate of Rs.....in the area covered by the scheme and invites objection, if any, from the owner of the land liable to pay development charges within a period of not less than thirty days from the date of publication of such notice. Copies of the notice shall also be affixed in the concerned offices of the Town and Country Development Authority and Town and Country Planning Department.(2)The Town and Country Development Authority shall, not later than 3 months after the publication of notice as specified in sub-rule (1), issue a notice in Form XVII for being served on the person concerned either in person or by registered post acknowledgment due, for the purpose of assessing the development charges due to him as specified in the said notice.

21. Power to borrow money.

- The Town and Country Development Authority may borrow money under Section 63 subject to the following terms and conditions, namely :-(i)The Town and Country Development Authority may with the previous sanction of the State Government borrow money by issuing debentures for the purposes of the Act.(ii)The amount of money to be borrowed by issue of debentures, their issue price, of debentures and the terms of maturity shall be determined by the authority with the prior approval of the Government.(iii)The rate of interest which debentures would carry shall be such as may be fixed by the State Government.(iv)No debentures shall be issued, except with the guarantee by the State Government as to the repayment of principal and payment of interest.(v)A sinking fund shall be constituted for the redemption of debentures and in case of any failure on this account as immediate report with reason for such failure shall be made to the State Government. The authority shall be bound by such directions as may be issued by Government in this behalf.(vi)Debentures shall be negotiable by endorsement and delivery.(vii)The authority may with the sanction of the State Government reserve the debentures bonds for issuing to any particular person on institution or have the debentures under written.(viii)Brokerage and under writing commission at such rate as may be fixed by the authority from time to time shall be paid to Banks, brokers and others on their applications and also on applications received through, them bearing their seal.(ix)Applications for the issue of debentures shall be made to the authority in Form XVIII.(x)Subscriptions to the debentures may be made by cheques or demand drafts drawn in favour of the Town and Country Development Authority.(xi)If the subscriptions exceeds the total amount of the debentures issued partial allotment may be made and the balance of the sum paid at the time of applications shall be refunded as soon as possible. No interest shall be paid on the amount so refunded. The authority may, reserve the right to retain the subscriptions received up to ten percent in excess of the sum floated.(xii)The debentures shall be issued in denomination of Rupees 100, Rupees 500, Rupees 1,000, Rupees 5,000, Rupees 10,000, Rupees 25,000, Rupees 50,000, Rupees 1,00,000 and Rupees

5,00,000.(xiii)The interest on debentures shall be paid half yearly. The interest is subject to the payment of Income-tax.(xiv)The debentures shall be redeemable on dates noted therein and the holder shall have no claims upon the authority for the interest accruing after the expiry of the term.(xv)Debentures which by reasons of damage sustained have become unfit for circulation shall be replaced at the request of the holder on surrendering the damaged or defaced debentures, provided that the essential marks for genuineness and identity such as the number, the amount, the rate of interest, the date and signature of the Chairman and the member of the authority are still recognizable. Fresh debentures shall also be issued to replace lost or destroyed debentures when in the opinion of the authority the fact of destruction is proved beyond doubt. When such proof is not produced or when in case of damage the essential marks on the debentures are lost and no longer recognizable or the debenture has been lost or has been misled, a new debenture may be issued only after the debenture which is alleged to be missing or unrecognizable has been advertised by the claim and in the manner specified by the authority and is not claimed by any other person.(xvi)The reissue of the debenture shall be made for the same amount under the same number with the addition of the word "Renewed". A fee of rupee one shall be charged for every renewed debenture the issue.

22. Terms and conditions subject to which loans may be raised by the Special Area Development Authority.

(1)The Special Area Development Authority may for the purpose of the Act, raise loans under sub-section (2) of Section 70, in accordance with the provisions contained in the Local Authorities Loans Act, 1914 (9 of 1914) and in pursuance of a resolution passed at a special meeting convened for the purpose :Provided that,-(i)no loan shall be raised without the previous sanction of the State Government; and(b)the terms upon, the period within and the method by which the loan is to be raised and repaid shall be subject to these rules and the approval of the State Government.(2)The Special Area Development Authority shall maintain a sinking fund for the repayment of loans raised under sub-rule (i) and shall pay every year in the sinking fund such sum as may be sufficient for repayment within the period fixed of all loans so raised.(3)The sinking fund or any part thereof shall be applied in, or towards, the discharge of the loan for which such fund was created and until such loan is wholly discharged it shall not be applied for any other purpose.

Form I(See Rule 4)Notice of The Publication of Draft Regional PlanNotice is hereby given that the draft regional plan for (area) has been prepared in accordance with the provisions contained in chapter of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and a copy thereof is available to inspection at my office andduring office hours.The particulars of the said draft plan have been specified in the schedule below.If there be any objection or suggestion with respect of the draft plan, it should be sent to the Director, Town and Country' Planning, Madhya Pradesh, Bhopal, before the expiry of sixty days from the date of publication of this notice in the "Madhya Pradesh Gazette".Any objections and suggestions which may be received in writing from any person before the expiry of the period specified above will be considered by the Director.

Schedule

(a) Existing land use map and its narrative report.....(b) Narrative report explaining the provisions of the draft plan supported by maps and charts.....(c) Note indicating the priorities assigned to works included in the draft plan and the phasing of the programme of development.....(d) The rule being assigned to the Government departments and the authorities in the enforcement and implementation of the draft plan.....Director Town and Country Planning Madhya Pradesh, Bhopal. Place Date Form II (See Rule 6) Notice of The Approval of the Regional Plan Notice is hereby given that the State Government has approved the regional plan for.....(area) under sub-section (1) of Section 9 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), and a copy of the said plan may be inspected at the following offices during office hours, namely :-

1.

2.

3.

4.

2. The said regional plan shall come into operation with effect from.....

By order and in the name of the Governor of Madhya Pradesh. Secretary Government of Madhya Pradesh, Town and Country Planning Department. Form III (See Rule 7) Notice of Modification In the Regional Plan It is hereby notified for public information under the proviso to sub-section (2) of Section 9 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the State Government proposes to approve the draft regional plan for..... (area) submitted to it by the Director, Town and Country Planning, Madhya Pradesh, Bhopal with modification as specified in the schedule below :- Any objects and suggestions with respect to the said modification may be submitted by any person to the State Government in writing within a period of thirty days from the date of publication of this notice in the "Madhya Pradesh Gazette" and such objections or suggestions which may be received before the expiry of the period specified above will be considered by the State Government.

Schedule 2

By order and in the name of the Governor of Madhya Pradesh. Secretary Government of Madhya Pradesh, Town and Country Planning Department. Form IV (See Rule 8) Notice of Publication of Existing Land use Map Notice is hereby given that the existing use map for (planning area) has been prepared under sub-section (1) of Section 15 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), and a copy thereof is available for inspection during office hours in the offices of the Commissioner, Collectors and Town and Country Planning Department and

Local Authorities concerned. If there be any objection or suggestion with respect to the existing land use map so prepared, it should be sent in writing to the Director, Town and Country Planning Madhya Pradesh Bhopal within a period of thirty days from the date of publication of the notice in the "Madhya Pradesh Gazette". Any objection or suggestion which may be received from any person with respect to the said existing land use map before the period specified above will be considered by the Director. Director Town and Country Planning Madhya Pradesh, Bhopal. Place Date Form V (See Rule 9) Notice Of Publication Of Draft Development Plan Notice is hereby given that the draft of development plan for (planning area) has been published in accordance with the provisions of sub-section (1) of Section 19 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), a copy thereof is available for inspection at my office and during office hours. The particulars of the said draft plan have been specified in the schedule below :- If there be any objection or suggestion with respect to the said draft plan, it should be sent to the Director, Town and Country Planning Madhya Pradesh Bhopal before the expiry of thirty days from the date of publication of this notice in the "Madhya Pradesh Gazette".

Schedule 3

(a) Existing land use maps and narrative report: (b) Narrative report explaining the provision of the draft plan supported by maps and charts: (c) Note indicating the phasing of implementation of the draft plan and stating the manner in which permission to development to be obtained: (d) Note indicating an appropriate estimate of the cost of land acquisition for public purposes and the cost of works involved in the implementation plan. Director Place Date Town and Country Planning Madhya Pradesh, Bhopal. Form VI (See Rule 10) Notice of Approval of the Development Plan Notice is hereby given that the State Government has approved the development plan for (planning area) under sub-section (1) of Section 19 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), and a copy of the said plan may be inspected at the following offices during office hours, namely :-

- 1.
- 2.
- 3.
- 4.

(2) The said development plan shall come into operation with effect from By order and in the name of the Governor of Madhya Pradesh. Secretary Government of Madhya Pradesh Form VII (See Rule 12) Form of Application For Permission Under Sub-Section (1) of Section 29 for Development of Land From: To, The Director, Town & Country Planning, Madhya Pradesh. Bhopal. Dated: Sir, I/we beg to apply for permission to undertake/carry out the development of the undermentioned land :- (a) Description of land (location with name of Road(s) on/off which the property abuts and boundaries). (b) Area Sq. ft. Acres.

2. I/We attach herewith the following documents in triplicate namely :-

(i)Description of the land (location with name of roads on/off which the property abuts and boundaries).(ii)Khasra plan showing Nos. of land in question and also adjoining Khasras falling within 200 meters from the outer limit of the land. The land applied for is shown in 'red' Khasra Maps.(iii)Location plan indicating the land in question, main approach roads, important public buildings like Hospitals, School or Cinema, Petrol Pump and the existing uses surrounding the land.(iv)The existing land use is (Residential) Commercial Industrial/ Public purposes/open spaces/vacant land.(v)Survey plan to a scale of 1 : 500/1 : 1000 or 41 1/4' to an inch 82 1/2' to an inch scale. The plan shows the boundaries of land in question, natural features like nala, ponds, tree, slopes, contours plan at 5' or 10' interval. If high tension line passing through or adjoining land upto a distance of 200 meters, existing road showing the right of way. Position of electric and telephone poles and all such other matters which need to be coordinated with adjoining areas.(vi)A general report showing all development proposals with respect to land in question.(vii)A plan showing details of utilities and services like water supply drainage electricity, the septic tank is provided and is shown alongwith the disposal of sludge water.(viii)Other architectural details.(ix)A note indicating the type of development proposed namely residential, commercial or industrial.

3. The plans have been prepared by Name of the registered Planner Architect/Surveyor, Registration No.....Address

4. I have deposited a fee of Rs in accordance with the scale prescribed.

Yours faithfully,.....Signature of the applicant Address.....Form VIII(See Rule 12)Form of Application for Permission under Sub-Section (1) of Section 29 for Development of LandFrom:.....To.The Director,Town & Country Planning,Madhya Pradesh. Bhopal.Dated.....Sir,I/We beg to apply for permission to erect/re-erect/make addition and/or alterations to/undertake repairs to a building on piece of land measuring..... Sq. Yds./Mtrs. over which I possess the necessary ownership rights, situate at Street/Road Ward No. Block No..... Plot No..... Name of scheme (if any)

1. I/We attach in triplicate,-

(a).....sheet of plans, elevation and sections, stated in the enclosed schedule;(b)a specification of the proposed building on the prescribed form.

2. The plans have been prepared by.....Name of registered Architect/Surveyor, Registration No.....Address

3. I have deposited a fee of Rs..... in accordance with the scale.....prescribed in the rule made under sub-section (2) of Section 29 of the Act.

Yours faithfully,.....Signature of ApplicantAddress.....Specification
SheetSpecification of Proposed Budding

1. Total plot area

**2. Total built up area..... Ground floor existing..... Sq. ft.
proposed.....Sq. ft.**

**1st. floor existing.....Sq. ft. proposed.....Sq. ft. IInd floor
existing.....Sq. ft.**

3. The purpose for which it is intended to use the building.....

4. Specifications to be used in construction of the :-

(i)Foundation.....(ii)Walls.....(iii)Floors
.....(iv)Roofs.....

5. Number of storeys of which the building will consist.....

6. Approximate number of persons proposed to be accommodated.....

7. The number of latrines to be provided.....

**8. Whether the site has been built upon before or not; if so. when did the
previous building cease to be fit for occupation.**

9. Source of water to be used for building purposes.....

.....Signature of Applicant.

Schedule 4

Plans :

1. Site plan 16'-0" 1,200 scale showing all drainage lines sewage connection/or location of septic tank, soak pit and house drainage.

2. Building plans to the scale of 8' to an inch or 1 : 100 scale showing-

| | | | |
|-------|-------------------|----------------|---|
| (i) | Ground floor plan | Other floor | These drawing must be in the form of working showing all the dimensions of rooms, openings thickness of wall roof, flooring foundations, damp proof course. |
| (ii) | plans. | Typical | |
| (iii) | cross section | Longitudinal | |
| (iv) | section | Two elevations | |
| (v) | | | |

3. Schedule of Area-

Built up area ...Sq. ft./Sq. Mtres. Open area Total plot area

4. Schedule of open spaces-

Front set back Side set back Rear set back.....Signature of applicant Form IX (See Rule 13) Town and Country Planning Department, Madhya Pradesh, Bhopal. Order No.....Bhopal.....Dated.....To, Shri.....Subject. - Application for permission for development. Reference. - Your application No.....dated.....You are hereby granted permission under sub-section (3) of Section 30 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) to carry out the development works as mentioned in your application under reference subject to the following conditions namely :-

1. Building permission shall be obtained from Municipal Corporation, Council, Gram Panchayat, as the case may be, before the commencement of the development.

2.

3. Copy of the approved plan is enclosed herewith.

.....Director, Town & Country Planning, Madhya Pradesh, Bhopal. No.....Bhopal.....Dated.....Copy to, - (1) The Commissioner, Municipal Corporationalongwith a copy of the approved plan for information. (2) The Chairman, Town and Country Development Authority alongwith a copy of the approved plan for information. (3) The Chief Municipal Officer, Municipal Council, Sarpanch Gram Panchayat.....alongwith a copy of the approved plan for information.....Director, Town & Country Planning, Madhya Pradesh, Bhopal. Form X Town And Country Planning Department, Madhya Pradesh, Bhopal. Order No.....Bhopal.....Dated.....To Shri.....Subject. - Application for permission for development. Reference. - Your application No.....dated.....You are hereby informed that the permission to earn, 'out the development works as mentioned in your application under reference is refused under

Section 30 (l)(c) of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) on the grounds given below :-

1.

2.

3.

.....Director, Town & Country Planning, Form XI (See Rule 15) Dated Notices From:.....To The Secretary to Government, Town & Country Planning Department, Bhopal. Sir, I/We beg to submit that I/We am/are the owner/owners of land (.....designated as in the development plan published vide Notice No.).....dated.....

1. The land has become incapable of reasonably beneficial use in its existing state, or

The land cannot be rendered capable or reasonably beneficial by carrying out the permitted development in accordance with the permission.

2. The sale value has diminished due to the reasons given below :-

.....I/We pray that the Government may acquire the necessary interest in land in accordance with the provisions of Section 34 (5) of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973. Encl :-.....Signature of the Applicant Form XII (See Rule 16) From:.....To The Director, Town and Country Planning, Madhya Pradesh, Bhopal. Subject:-.....Reference.-Your No.....dated.....Sir, With reference to your notice referred to above, I/We beg to submit that I/We may kindly be granted permission under sub-section (3) of Section 37 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) for retention on the land of..... building or works of continuance of the use of land for.....purpose.

2. The reason for retention on the land are as follows :-

.....Place :.....Date :.....Yours faithfully.....(Applicant) Form XIII (See Rule 18) Town and Country Development Authority Notice It is hereby declared and published for the information of the general public under sub-section (2) of Section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973, that the Town and Country Development Authority intend to prepare Town Development Scheme for.....Town and Country Development Authority Form XIV [See Rule 18 (2)] Notice of Publication of Draft of Town Development Scheme Notice is hereby given that a Draft of Town Development Scheme has been prepared for the area.....under sub-section (3) of

Section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and a copy thereof is available for inspection during office hours in the office of :- (1).....(2).....Any objection or suggestion which may be received in writing from any person affected thereby within 30 days of the publication of this notice in the "Madhya Pradesh Gazette" will be considered by the Town and Country Development Authority after having been given him as reporting of being heard in person if he so desires.....Town and Country Development Authority. Form XV [See Rule 18 (3)] Town and Country Development Authority The Town Development Scheme for the area.....as approved under sub-section (4) of Section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) is hereby published for the information of the general public and copies of the said scheme are available for inspection during office hours at the following offices namely :- (1).....(2).....The said Town Development Scheme shall come into operation with effect from.....Town and Country Development Authority Form XVI Town and Country Development Authority Notice under Section 60 (i) of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) it is hereby notified and declared for information of general public that the Town Development Scheme forhas been completed.

2. The Town and Country' Development Authority intends to levy development charges (as per schedule given below) in the.....areas affected by the scheme adjacent to it.

3. The owners of land falling within the aforesaid area are liable to pay the development charges specified under para above.

4. The objections, if any in this behalf are invited by the undersigned by..... anddated (not less than 30 days from the date of publication of this notice.)

Schedule 5

| S. No. | Name of owner | Original Plot Area | Value |
|---|--|---|---------|
| (1) | (2) | (5) | (4) |
| Incremental value effected due to implementation of scheme. | Incremental difference in value (Col. 1, 5, 4) | Amount payable by plot owners Development Charges | Remarks |
| (5) | (6) | (7) | (8) |

.....Town and Country Development Authority Form XVII [See Rule 20 (2)] Town And Country Development Authority To Shri.....s/o Shri.....Your landed property hearing Khasra No..... property Nos of village/town is affected by Town Development Scheme

.....of this authority. You are hereby given notice under sub-section (4) of Section 60 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the development charges of Rs. have been assessed to be due from you. You are hereby called upon to deposit the development charges as mentioned above to the Town and Country Development Authority.....within a period of 30 days from the date of receipt of this notice.....Chief Executive OfficerTown and Country Development Authority.Form XVIII[See Clause ix of Rule 21]ApplicationApplication per cent issued by the Town and Country Development Authority year..... 19..... 19.....Broker's Stamp to be affixed hereToThe ChairmanTown and Country Development Authority Dear Sir,I/We.....hereby apply for the debentures of the face value of Rs..... of the above issued and tender cash/cheque/draft for Rs. for the purchase ofper cent Town and Country Development Authority debentures of the nominal value of Rs..... debentures may kindly be issued to me/us in the denomination stated below :-*Debentures of Rs.Debentures of Rs.Debentures of Rs.Debentures of Rs.Yours faithfully,.....(Signature)*To be given in figures and wordsName/Names of applicants in full (in block letters) Full Address (in block letters).....Date.....Notes. - (1) The debentures will be issued in denominations of Rs. 100, 500, 1,000. 5,000. 10,000, 25,000, 50,000, 1,00,000 and 5.00,000.(2)If the applicant's signature is by thumb marks it should be witnessed by two persons. The full names, occupations and address of the witness should be appended to their signatures.(3)If the application is made in the name of a registered body excepting trusts the under noted documents, if not already registered at the Public Debt Office, should be enclosed with the investment application,-(i)Certificate of registration/incorporation;(ii)Memorandum and articles of Association or a certified copy of the rules and regulations, by-laws of the body/company;(iii)Certified copy of resolution in favour of the persons authorised to deal in Government securities on behalf of the body/company.Application receipt.....percent Town and Country Development Authority Debentures received from Shri/Shrimati/M/s the sum of (Rs.....) by cash/cheque/draft (subject to realisation) being application money for the above mentioned debentures.....For Town and Country Development Authority(Signature and designation ofthe officer receiving money)N.B. - This receipt must be carefully preserved to be surrendered to the authority duly discharged at the time of taking delivery of debentures.