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BY REGISTERED POST WITH ACK. DUE

From

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

To

Thiru S. Nagaraja,
Plot No.63,
Justice Rathnavel Pandian Road,
Golden George Nagar,
Mogappair (East),
Chennai-600-050.

Letter No. REG./R/1/9952/99

Dated: 22.05.2009.

Sir/Madam,



Sub: CMDA - Area Plans Unit - Application
under the Application, Assessment and
Collection of Regularisation Fee (CMA)

Rules, 1999 - Regularisation of Deviated
construction of Residential building of
Ground + First floors with one dwelling unit
at Door No./Plot No. - R.S.No.412/2 of
Block No. - Mogappair village, Chennai - Demand
Notice for Regularisation Fee and other charges -
Regarding.

- Ref: 1. PPA received in REG.No. 210/99, dt. 17.5.99.
dated
2. Orders in WMP No.12575 of 1999 in
W.P.No.8514 of 99, dated 17-5-'99
...

The application for regularisation of deviated construction
of Residential building of Ground Floor + First Floors with one units
at Door No. - R.S.No.412/2 of Block No. - Mogappair village, Chennai
received in the reference cited has been examined and found that the
applicant had made unauthorised constructions to the earlier approved
plan, and the floor area for which the Regularisation Fee Collectable
is ~~xxxxxx~~ is listed below:

Ground Floor	..	89.86 M ²
First Floor	..	39.07 M ²
Total		<u>128.93 M²</u>

2. Hence the building falls under the **Ordinary**
Building Category and the deviation of violation of Development
Control Rule falls under the **Category-I** (under Rule 6(i)
of the Application, Assessment and Collection of Regularisation
Fee (CMA) Rules, 1999) and the Regularisation Fee collectable
is Rs. **500/-** per sq.m. (**Rupees five hundred only**).

p.t.o.

The unauthorised/additional construction made in deviation to the earlier approved plan is found regularisable subject to payment of the following:

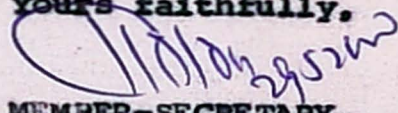
- i) Regularisation Fee : Rs. **63,700/- (Rupees sixty three thousand and seven hundred only).**
(after the ~~990/-~~ deduction of the amount Rs. deposited already)
- ii) Development charge : Rs. **2,700/- (Rupees two thousand and seven hundred only).**
- iii) Scrutiny Fee : Rs. **450/- (Rupees four hundred and fifty only).**
- 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) 10(b)i.v.18 19(b)-II(vi)/17(a)-(a) : Rs. **65,300/- (Rupees sixty five thousand and three hundred only).**

3. You are requested to remit the above said amounts by way of separate demand drafts of a Nationalised Bank in Chennai City drawn in favour of Member Secretary, Chennai Metropolitan Development Authority, Chennai -600 008 payable at Chennai, at Cash counter (between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the duplicate receipt to the Channel, Area Plans Unit, CMDA.

4.(a) Subject to 4(b) the applicant shall pay the above to CMDA within 30 days from the date of communication of this notice. If the payment is not made within the time stipulated above, the regularisation fee attract interest at the rate of 6% per annum, and the other charges attract interest at the rate of 12% per annum. As per Rule 7(d) of the Regularisation Fee Rule, if payment is not made within 90 days from the date of receipt of this demand notice, the ~~same shall be deemed to have been made~~ **xx xxx in Chennai No. 107811, dated 17.05.1999 of Rs. 990/- (Rupees nine hundred and ninety only) along with the application shall be forfeited and the planning permission shall be refused.**

4.(b) If the applicant is a petitioner in the Writ proceeding pending before the court challenging the G.O.Ms.No. 76, Housing and Urban Development Department, dated 27-2-'99, the time limit mentioned in Para 4(a) shall not apply till further orders of the court.

Yours faithfully,


for MEMBER-SECRETARY.

Copy to: The Senior Accounts Officer,
Accounts (Main) Division,
CMDA., Chennai-600 008.

2. The Commissioner,
Ambettur Municipality,
Chennai-



NOTE: According to Section 113-A(6) of the T&CP Act, 1971 (as amended by Act 58 of 1998) and according to Rule 8 of the Application, Assessment and Collection of Regularisation Fee (CMA) Rules, 1999, any person aggrieved by any orders passed under Section 113-A(i)/Rule 7 by any officer or Authority may prefer an appeal to the Government (at Housing and Urban Development Department) within thirty days from the date of receipt of the order.