

RE REGISTERED POST ACK REC

From
The Member-Secretary,
Karnal Metropolitan
Development Authority,
No.1, Gandhi Jawan Road,
Karnal, Meerut-200 300.

To: Sh. Gopal & others
c/o Sh. Thana Narayan Gopal Red,
Chandni
Channul-

Letter No. 200/18-2-50/2002

Dated: 23.02.2002

Dear Sirs,

Re: Karnal Metropolitan Development Authority -
Plan No. 18 - Planning Permission, Proposed
Construction of G+3F (Rd+) Residential building
at Door No. 27, Thana Narayan Gopal road (Hawthorn)
Chandni, Channul, P.O. No. 200/18, Meerut-200300
Date: 12.02.2002 received in MSD No. 200/2002 dt 8.2.2002

The Planning Permission Application and plans received in the reference is sited for the proposed
Construction of G+3F (Rd+), Residential building at Door No. 27,
Thana Narayan Gopal road, (Hawthorn road), Chandni, Channul,
R.O. 200/18, State of U.P., Meerut, Channul R.O. 200/18/1,
Block No. 18, Meerut, Channul.

is under scrutiny. To process the application further, you
are requested to remit the following by separate
Demand Draft of a Nationalised Bank in Karnal City drawn in
favour of Member-Secretary, MSDA, Karnal, at cash counter
(between 10.00 a.m. to 4.00 p.m.) in MSDA and produce the
duplicate receipt to the Area Plans Unit, MSDA, Channul.

- 1) Development Charges for land
and building under Sec. 53 or
1809 Act 1971.

Rs. 16500/-
(Rupees sixteen thousand
and five hundred only)
Rs. 2000/- (Rupees two thousand only)

2) Sanitary Fee

MSDA Registration Charge

**RECEIVED
DESPATCHED**

- ~~1)~~ Open Space Reservation charges : Rs. (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per MCA 19[5] I (VI) 19[5]-II(1)(a) 17 (a)-9)
- ~~2)~~ Security Deposit for the proposed Development : Rs. 4,00,000/ (Rupee Four Lakh Only)
- ~~3)~~ Security Deposit (for optic tank) : Rs. 1,00,000/ (Rupee Ten Thousand Only)
- ~~4)~~ Security Deposit for Display Board : Rs. 50,000/ (Rupee Fifty Thousand Only)

NOTES:

1) Security Deposit are refundable amount without interest or claim, after issue of completion certificate by CMAs. If there is any deviation/violation/charge of use of any part or whole of the building/site to the approved plan security Deposit will be forfeited.

2) Security Deposit for display Board is refundable when the display board as prescribed in the format is put up in the site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the Display Board.

3) In the event of the Security Deposit is not claimed within a period of 3 years from the date of receipt, the Security Deposit shall be forfeited with without any notice.

4) Payment 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 remitted along with the charge fee (however no interest is collectable for Security Deposits).

5) The papers would be returned unapproved if the payment is not made within 14 days from the date of issue of this letter.

6) You are also requested to comply the following:

a) Furnish the letter of your acceptance for the following conditions stipulated by clause or provisions available under MCA 19[5] II:-

1) 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.

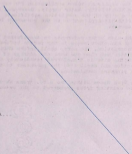
- ii) In case of Special Buildings, Group Developments, a professionally qualified Architect registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and contact letters should be furnished.
- iii) A report in writing shall be sent to CMDA by the Architect/Class-I Licensed Surveyor who supervises the construction year before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to CMDA when the building has reached upto plinth 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 or the construction is carried out in deviation to the approved plan.
- iv) The owner shall inform CMDA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA 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 newly appointed.
- v) On completion of the construction, the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a complete certificate is obtained from CMDA.
- vi) While the applicant makes application for service connection such as Electricity, Water supply, Sewerage, he/she should enclose a copy of the completion certificate issued by CMDA 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 CMDA of such transaction and also the name and address of the person 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.

- ii) If there is any false statement suppression or any mis-representations of certain the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorized.
- iii) The new building should have acoustic proof over head tanks and walls.
- iv) The sanction will be void/voidable if the conditions mentioned above are not complied with:
- v) Some water conservation measures notified by CMR should be adhered to strictly:
 - a) Undertaking (in the format prescribed in Annexure-III to CMR) a copy of it enclosed in 2.10/- Stamp Paper duly executed by all the land owners, SFA Builders, buildings 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.

5) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-7 for a sum of

Rs. 58700/- (Rupees fifty eight thousand and seven hundred only)

towards water supply and coverage infrastructure improvement charges.



The issue of Planning Permission depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the authority of the pre-payment or 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 creating fee) in case 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 person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,



for MEMBER SECRETARY.

encl: copy of Display Permit.



Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division,
CMAA, Chennai-600 043.
2. The Commissioner,
Cooperation of Chennai,
Nippon Buildings,
Chennai-600 003.
3. The Commissioner/
Executive Officer,

Town Panchayat/Ward Council/
Panchayat Union.