



BY REGISTERED POST WITH ACK. DUE

From

To

The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
CHENNAI -600 008.

M/s. XS Real Properties (P) Ltd.,
No.10, South Mada Street,
Srinagar Colony,
Saidapet,
Chennai-600 015.

Letter No. B
1/16740/2003

Dated: 19-12-2003

Sir/Madam,

Sub: CMDA -

Area Plans Unit - Planning Permis-
sion - Proposed construction of Stilt+4F
Residential Building with 47 dwelling
units at Door No.59, Velachery Main Road
in Old S.No.17/1 part, T.S.No.23, Block
No.22 of Velachery, Chennai - Regarding.

Ref: PPA received in SBC No.541, dt.25-6-2003.

-:-

The Planning Permission Application and Revised Plan
received in the reference cited for the proposed construction of
Stilt+4Floors Residential Building with 47 dwelling units at Door
No.59, Velachery Main Road in Old Survey No.17/1 part, T.S.No.23,
Block No.22 of Velachery, Chennai is under scrutiny.

To process the applicant further, you are requested to remit the
following by separate Demand Draft of a Nationalised
Bank in Chennai ~~two~~ drawn in favour of Member Secretary, Chennai
Metropolitan Development Authority, Chennai -8, at cash counter
(between 10.00 A.M. and 4.00 P.M.) in CMDA and produce the
duplicate receipt to the Area Plans Unit, 'B' Channel in CMDA.

- i) Development charges for land and building under Sec.59 of T&CP Act, 1971 : Rs. 3,000/- ^{Three} ~~5,000/-~~ (Rupees ~~five~~ thousand only) (The amount of Rs.97,000/- remitted towards DC in Cash Bill No.13,800, dt.11-10-2002 has been adjusted against present Demand Draft of Rs.1,00,000/-).
- ii) Scrutiny fee : Rs. 4,000/- (Rupees four thousand only)

iii) Regularisation charges : 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(b)I(VI)19(b)-II(VI)/17(a)-9) : Rs. ---

v) Security Deposit (for the proposed development)

Rs. Nil (The amount of Rs.4,04,000/- remitted towards Security Deposit for building in Bank Guarantee No.7/2002, dt. 11-10-2002 has been adjusted against present demand of Rs.4,04,000/-).

~~vi) Security Deposit (for septic tank with upflow filter)~~

Rs. Nil (The amount of Rs.10,000/- remitted towards Security Deposit in Bank Guarantee No.7/2002 dated 11-10-2002 has been adjusted against present demand of Rs.10,000/-)

vii) Security Deposit (for display Board)

- NOTE:**
- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of while of the building/site to the approved plan Security Deposit will be forfeited.
 - ii) 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.
 - iii) In the event of the Security Deposit is not claimed within a period of 5 years, from the date of remittance, the Security Deposit shall be forfeited without any further notice.

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 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(b)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.
 - 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 in writing shall be sent to CMDA by the Architects/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 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 supervision 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 appointee.
 - 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 completion 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 also on 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 persons to whom the site is transferred immediately after such transaction and shall bind the proposed to those 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) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over head tanks and wells.
- xi) The sanction will be void abinitio, if the conditions mentioned above are not complied with.
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
- a) Undertaking (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 owners, GPA 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 Ground 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 -2 for a sum of Rs. **(The amount of Rs.5,15,000/- remitted towards MIDC in DD in favour of MD/CWSSB vide (*)** towards water supply and sewerage infrastructure improvement charges. The Water supply and Sewerage Infrastructure Improvement charge (a statutory levy) is levied under the provisions of Sec.6(xii)a of CMWSSB Amendment Act 1998 read with Sec.81(2)(jj) of the Act. As per the CMWSSB Infrastructure Department charge (levy and collection) Regulation 1998 passed in CMWSSB resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB.

(*) DD No.296818, dated 11-10-2002, Bharath Overseas Bank, T.Nagar has been adjusted against present dement of Rs.5,15,000/-).

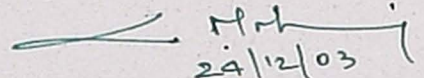
6. You are also requested to furnish 5 sets of revised plan rectifying the following defects.

- i) Parking lots less by 2 Nos. and the parking lots to be rearranged satisfying Development Control Rules.
- ii) Conversion factor from feet to metre is not correct.
- iii) Non Floor Space Index Area head room height less by 0.01m.
- iv) Area statement required correction.

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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 by only refund of the Development charges and Other charges (excluding Scrutiny 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,


24/12/03

for MEMBER SECRETARY.

Encl: Copy of Display format

Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai -600 008.

2. The Commissioner,
Corporation of Chennai,
Chennai-600 003.

sr.22/12.