

BY REGISTERED POST ACK DUE

From
The Member Secretary
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600008.

To
Thrice C. Subba Reddy (P.A. holder)
7A. Wallace Garden Road 1st and 2nd Street
Chennai - 600006

Letter No. B1/ BCI/2210/03

Dated: 1/11/04

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission - Proposed construction of Residential flats with 198 dwelling units in Street layout IV F floors of 10 blocks at New Downp. 1, Dr. Radhakrishnan Salai, Palaniappa Nagar, S.No.113/1A AIA, 8114/1 of Valasaravakkam Village, Ambalmettal Taluk, Tiruvallur District, - Romitance of DLE 016/03

Ref: 1) PPA received in SBC No. 696 dt. 20/8/03
2) 1st family applicant dt. 9/9/03, 16/9/03, 18/10/03
3) 1st family applicant dt. 22/10/03
4) 1st family applicant dt. 29/10/03
5) 1st family Valasaravakkam Town panchayat w no PPA/253/03 dt. 22/10/03

6. 1st family applicant dt. 17/11/03
7. 1st family applicant dt. 12/12/03
8. 1st family applicant dt. 15/12/03
9. 1st family applicant dt. 29/12/03
10. 1st family applicant dt. 12/1/04

The Planning Permission Application and Revised Plan received in the reference cited for the proposed construction of Residential flats with 198 dwelling units in Street layout IV F floors of 10 blocks at New Downp. 1, Dr. Radhakrishnan Salai, Palaniappa Nagar S.No.113/1A AIA, 8114/1 of Valasaravakkam Village, Ambalmettal Taluk, Tiruvallur District.

is under scrutiny. To process the application further, you are requested to remit the following by separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of Member Secretary, CMDA, Chennai-8, at cash counter (between 10.00 a.m. to 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. 4,05,200/-
(Rupees Four lacs + five thousand two hundred only)
- ii) Scrutiny Fee : Rs. NIL
(Rupees)
- iii) Regularisation charges : Rs. 1,24,000/-
(Rupees One lach twenty four thousand 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 (b)I (VI)19(b)-II (vi)17(a)(9) : Rs. -
(Rupees)

v) Security Deposit for the proposed Development)

: Rs. 17,00,000
(Rupees Seventy lacs only)

vi) Security Deposit for Septic tank with Upflow Filter)

: Rs. 1,98,000.
(Rupees One lakh ninety eight thousand only)

vii) Security Deposit for Display Board

: Rs. 10000/-
(Rupees Ten thousand only)

NOTE:

i) Security Deposit 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 or whole 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) 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 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.