

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 009.

To

M/s. Bharat Overseas Bank Limited,
Habsakh Towers,
No.754, Anna Salai,
Chennai-600 002.

Letter No. **CM/1980/2003**Dated: **18-03-2004**

Sir/Madam,

**Sub: CMR - Planning Permission - Proposed/
additional construction of 2F+3F+4F**

Office Building at R.S.No.27/11, Block
No.4, Door No.754, Anna Salai, Chennai-2 -
Development Charge advice sent - Regarding.

- Ref: 1. PPA received on 28-07-2003.
2. T.O.Lr. to Government dated 12-02-2003.
3. Govt. Letter (MS) No.49, dated 11-02-2004,
MUD Department.
4. Guide Line Value from Sub-Registrar dated
22-02-2004.**

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The Planning Permission Application received in the
reference cited for proposed construction of Basement + Ground + 2Floors
Office Building at R.S.No.27/11, Block No.4, Door No.754, Anna Salai,
Chennai-2 is under process

is under process. To process the application further, you are
requested to remit the following by ^{cash} Demand Drafts
of a Nationalised Bank in Chennai City drawn in favour of
Member-Secretary, CMRA, Chennai-2 at Cash Counter (Between 10.00 AM
to 4.00 PM) in CDDA and produce the duplicate receipt to the Area
Plans Unit, Chennai Metropolitan Development Authority.

- | | |
|---|---|
| 1) Development charge for 1st &
building under Sec.22 of the
MCD Act, 1973. | : R. 1,85,000/-
(Rupees one lakh eighty five
thousand only) |
| 2) Scrutiny Fee. (Balance) | : R. 3,000/-
(Rupees three thousand only) |
| 3) Registration charge | : R. — |
| 4) Open Space Reservation charge
(i.e. equivalent land cost in
lieu of the space to be reser-
ved and handed over as per
MCR 2002/2003, 2003/04 (Sec)
7/10, 100-220/01/17(a), 23 | : R. 24,00,000/-
(Rupees twenty four lakhs eight
thousand only) |

- iv) Security Deposit (for the proposed development) : Rs. 5,00,000/-
(Rupees five lakhs ninety nine thousand only)
- v) Security Deposit (for Septic Tank with upflow filter) : Rs. —
- vi) Security deposit for Display Board : Rs. 10,000/-
(Rupees ten thousand only)
- vii) Section Deposit for R.T. Park : Rs. —
- viii) Infrastructure Development charge payable to DMRC : Rs. 3,82,000/-
(Rupees three lakhs eighty two thousand only)

(Demand Draft should be drawn in favour of Managing Director, DMRCSE, Chennai-2).

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by DMRA. If there is any deviation/violation/change of use of any part/structure of the building/site to the approved plan Security Deposit will be forfeited. In the event of the security deposit is not claimed within a period of five years from the date of the remittance, the Security Deposit shall be forfeited without any further notice.

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

2. Payments received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (1.0% 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 but (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 the Act:-
 - 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.

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- iii) In case of Multi-storied Building both qualified architect and qualified Structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the following information to be furnished.
 - 111) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/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 CM&A when the building has reached upto plinth level and thereafter every three months at various stages of the construction/development certifying that the work as 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 Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CM&A that he has agreed for supervision the work under reference and intimate the scope of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous architect/licensed surveyor and entry of the new appointed.
 - v) on completion of the construction the applicant shall intimate CM&A and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CM&A.
 - vi) when the applicant takes application for service connection such as Electricity, Water Supply, sewerage etc should enclose a copy of the completion certificate issued by CM&A 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 mode to any person before completion of the construction, the party shall inform CM&A 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 authorities.
- 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 misrepresentation of facts in the applicant, Planning Permission will be liable for cancellation and the development made, if any shall be treated as unauthorized.
 - x) The new building should have complete proof over head tanks and walls.

- xi) The sanction will be void ab-initio, if the conditions mentioned above are not complied with.
- xii) Rain Water conservation measures notified by CMDA should be adhered to strictly.
- xiii) a. Undertaking (in the form prescribed in Appendix-XIV to PDR, a copy of it enclosed) in A4/G4 size paper duly executed by all the land owner, GFA 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. Display of the information at site is compulsory in cases of Multi-storied Buildings, Special Buildings and Group developments.
- xiv) An undertaking to abide all the terms and conditions put forth by MHA/Deputy-Commissioner of Police/CHER/CR&A/Airport Authority of India.
- xv) No Objection Certificate from Chennai Regional Advisory Committee.
- xvi) 4 sets of additional plans.

5. The issue of planning permission depend on the compliance/fulfillment of the conditions/requirements stated above. The acceptance of the authenticity of the pre-payment of 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 Security Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of RCR, which has to be complied before getting the planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

[Signature]
 for MEMBER-SECRETARY
 11/3/2003

Encs:- 1. Undertaking Form.
 2. Display Form.

fcp
 11/3/2003

Copy to:- 1) The Senior Accounts Officer,
 Accounts In-charge Division,
 CMDA, Chennai-600 002.

2) The Commissioner,
 Corporation of Chennai,
 Chennai-600 002.