

BY REGISTERED PO

From

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

Thiru. M.J. PRATAP SINGH No.46, Maridas Street Royapuram Chennai - 600013.

BC 1/15003/2004

Duled: 23.12.2004

Sir.

Sub: CMDA - Area Plans Unit - Planning Pennission - Froposed construction of Basement Floor + GF + Massenine Floor + 3 Floors of Commercial (Office) Building at R.S.No. 35/118, Block No.6, Door No.25, Greens Road, Nungambakkam, Chemai -Remittance of IC and Other Charges - Reg.

Ref: 1) PPA received in SBC No. 474 dt. 19.5.2004

- 2) This Office letter even no. 8:10.2004
- 3) Your letter dt. 15.10.04.

The Planning Permission Application and Revised Plan received in the reference 1st and the Revised Plan received in the reference for the construction of Basement Floor + GF + Maz.Floor + 3 Floors of Commercial Building at B.S.No.35/118, Block No.6 of Sungembakkam Door No. 25, Greams Road, Nungambakkam, Chennai

is under scrutiny. To process the application further, you are requested to remit the following by separate Demand Draft of a Nationalised Bank in Chemnai 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

: Rs. 46,800/-

Building under Sec. 59 of T&CP Act 1971 (Rupees Forty six thousand eight hundred only)

ii) Scrutiny Fee (Balance)

: Rs. 1,600/-

(Rupees One thousand six hundred only

iii) Regularisation charges

: Rs. 39,000/-

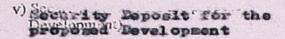
(Rupees Thirtynine thousand only)

iv) Open Space Reservation Charges

(i.e. equit - - tradelist as in a the space to be reserved and handed over as per DCR 19 (b)1 (V1)19(b)-II (vi)/17(a)(9)

Rs. 22,00,280/-

Rupees Twenty two lekhe two hundred end eighty only)



No. 97.000/- (Supees Ninetyseven thousand only)

vi) Security Deposit for Septic tank with Upflow Filter) Rupees

vii) Security Deposit for Display Board

(Rupces Ten thousand only)

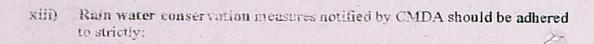
NOTE:

- Security Deposit is 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 a onth) 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 15 and its).
- 3) The papers would be returned in approved if the payment is not made within 60 days from the date of issue of this letter.
 - 4) You are also requested to comple 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.

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 CMD. When the building has reached up to 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 but in deviation to the approved plan.

- Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed to supervising the work under reference and intimate the stage of construction at which he has taken over. No Construction shall be earlied on during the period intervening between the exist 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 completion certificate is obtained from CMDA.
 - vi) White 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 tot 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 purchaser to those conditions to the planning permission.
- viii) In the Open Space within the site, wees should be planted and the existing trees preserved to the extent possible.
- ix) If there is any false statement suppression or any misrepresentations of action the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
- The new building should have mosquito proof over.
- xi) Head tanks and wells.
- xii) The sanction will be void abinitic if the conditions mentioned above are not complied with:



- a) Undertaking (in the format prescribed in Amenure-XIV to DCR) a copy of it enclosed in Rs. 16/- stamp paper duty executed by all the land owners, GPA Holders, builders and promoters separately. A Notary Public shall duly aftest the Undertakings.
- b) Details of the proposed development duty, 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 Metropoliton Walpe-Supolic and the research Beard, Chennai -2, for a sum of Rs. only)

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) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.

- 6) You are also requested to furnish the Seviced Plan after rectifying the following defects:
 - (i) Bevised terrace floor plan deleting the Lobby and the wall & doors below the LMS.
 - (ii) Revised Plan showing the correct floor area statement as per the actual calculation.

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BC 1/15003/2004

6. The issue of Planting with the depends on the compliance fulfillment of the conditions parameters and the conditions parameters and other charges, etc shall not entitle the person to the planning parameters, but only refund of the Development Charges and other charges (excluding Scrutiny lee) 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,

FOC for MEMBER-SECRETARY.

Encl: Copy of Display Format.

Copy to:-

- The Commissioner
 Corporation of Chennai
 Chennai 600 003.
- The Senior Accounts Officer, Accounts (Main) Division, CMDA, Chennai-600 008.