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 M/s.Subhiksha Housing Pvt.Ltd.,
 3/2, Lambeth Avenue Off.Bawa Road
 Abhiramapuram
 Chennai - 600 018.

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

Letter No. BC1 / 29423 / 2004

Dated: 29.4.2005

Sir,

Sub:- CMDA - Area Plans Unit - Planning Permission - Proposed construction of GF + 3 Floors Residential Building with 14 dwelling units and shops (62.38 m²) in GF at R.S.No.1241/3, 1242/4, Block No.17 of Chindatripet, Chennai - Remittance of DC & Other Charges - Requested - Reg.

Ref: - 1) PPA received in SBC No. 986/2004 dt., 29.9.04
 2) This office letter even no. dt. 16.11.04, 14.2.04
 3) Your letter dt., 23.11.04 & 28.2.05

The Planning Permission Application and Revised Plan received in the reference 1st and 3rd cited for the proposed construction of GF + 3 Floors Residential Building with 14 dwelling units and shops (62.38 m²) in GF at R.S.No.1241/3, 1242/4, Block No.17 of Chindatripet, Chennai is under scrutiny. To process the application further, you are requested to remit the following by Five 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. 25,000/-
(Rupees Twenty five thousand only) |
| ii) | Scrutiny Fee Balance | : | Rs. 900/-
(Rupees Nine hundred only) |
| iii) | Regularisation charges for Land | : | Rs. 18,000/-
(Rupees Eighteen thousand only) |
| iv) | Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and handedover as per DCR 19 (b)I (VI)19(b)-II(vi)/17(a)(9) | : | Rs. Nil/-
(Rupees Nil only) |
| v) | Security Deposit for the proposed Development) | : | Rs. 75,000/-
(Rupees Seventy five thousand only) |

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| v) | Security Deposit for the proposed Development) | : | Rs. 75,000/-
(Rupees Seventy five thousand only) |



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 changes 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 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) 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 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, 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 action 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
- xi) Head tanks and wells.
- xii) The sanction will be void abinitio if the conditions mentioned above are not complied with:
- xiii) 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 Group Developments.

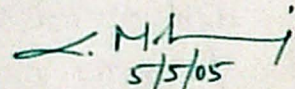
5) You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai - 600 002, for a sum of Rs. 95,000/- (Rupees Ninety five thousand only) towards water supply and sewerage infrastructure improvement charges. The water 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 R&P. as follows:

- a) 2 Nos. Two wheeler parking lots (overlapping the car parking & two wheeler parking) to be deleted in the site plan.
- b) Old S.No., extent as per TSLR to be corrected in the drawing
- c) As on site boundary measurements to be corrected.
- d) Area statement to be corrected.

7) The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, etc shall not entitle the person to the planning permission, but 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,


5/5/05

for MEMBER-SECRETARY.

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Encl: Copy of Display Format.

Copy to:-

1. The Commissioner
Corporation of Chennai
Chennai - 600 003.
2. The Senior Accounts Officer
Accounts (Main) Division
CMDA, Chennai - 600 006.