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From

To

The Nember-Secretary, Chennai Netropolitan Development Authority, No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.

Letter No. BC1/38438/2005

Thiru Mahendar Nawalgaria,
"Nawalgaria House",
No. 103 (Old No. 52/1),
T.T.K.Road, Alwarpet,
Chennai-600 918ed:
22.12.2005

Sir / Madam,

Sub: CADA - Area Plans Unit - Planning Permission Proposed construction of Basement Floor +
Ground + 3 floors office building and Door
No.486, Anna Salai, R.S.No.3869/2 and 3870
of Mylapore village, Chennai - Remittance
of D.C. and other charges - Requested - Reg.

Ref: 1. PPA received in SBC No.1337/2004, dt.15.12.04.
2. This office lr. even No. dt.5.7.2005
and 18.10.2005.
3. Your letter dated 18.10.2005.

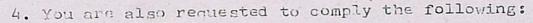
The Planning Permission Application and Revised Plan received in the reference cited for proposed construction of Basement Floor + Ground @ 3 floors office building at Door No.486, Anna Salai, R.S.No.3869/2 and 3870, Block No.76 of Mylapore, Chennal is under scrutiny.

To process the applicant further, you are requested to remit the following by separate Demand Draft of a Nationalised Bank in Chennai City 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.

- Development charges for land and building under Sec.59 of T&CP Act, 1971
- ii) Scrutiny Fee Balance
- Rs. 25,000/(Rupees Twenty five thousand only)
- : Rs. 900/-(Rupees nine hundred only)

- it') Regularisation charges : Rs.
 - iv) Open Space Reservation: Rs.
 charges (i.e. equivalent
 land cost in lieu of the
 space to be reserved and
 handed over as an DCR
 19(b)I(VI)19-II(VI)/
 17(a)-9)
 - v) Security Deposit (for : Rs. 50,000/- the proposed development) (Rupees fifty thousand only)
 - vi) Scourity Deposit (for : Rs. Septic Tank with upflow filter)
- vii) Scourity Daposit (for : Rs. 10,000/Display Board) (Rupes ten thousand only)
- NOTE:

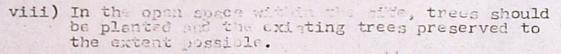
 i) S curity Deposits are refundable amount without interest on claim, after issue of completion certificate by CADA. If there is any deviation/violation/change of use of any part of while of the building/site to the approved plan Security Deposit will be forfeited.
 - ii) Security Deposit for Display 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 action.
- 2. Payments received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annual (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.



- 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 Building, Group Developments, a professionally qualified Architect Registered with council of Architects of 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 CIDA 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 is editely if the contract between him/then 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 interventing between the exit of the previous Architect/Licensed Surveyor and entry of the new applicantee.
 - 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 is ontained from CIDA.
- 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 CNDA of such transaction and also the make and addr as of the persons to whom the site is transferred immediately after such transaction and shall bind the purposed to those conditions to the planning permission.





- ix) If there is any false statement, suppression or any misrepresentations of acts 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 avoid abinitic, if the condition 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, GOPA 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 D velopments.

5. You are also requested to furnish (a) Demand Draft drawn in favour of Hanaging Director, Chennai Hetropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs. 64.000/- (Rupees sixty four thousand only)

towards water supply and Sewerage Infrastructure Improvement charges. The water supply and sewerage infrastructure improvement charge (a Statutory levy) levied under the provisions of Sec.6(xii) a of CMVS3B Amendment Act 1998 read with Sec.81(2)(jj) of the Act. As per the CLMSSB Infrastructure Development charge (levy and collection) Regulation 1998 passed in CLMSSB Resolution No.416/98. CLDA is empowered to collect the amount on behalf of CLMSSB and transfer the same to CLMSSB.



The issue of planting 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 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,

for MEMBER-SECRETARY.

Encl: Copy of Display Format

Copy to: 1. The Senior Accounts Officer, Accounts (Main) Division, CMDA, Chennai-500 008.

Corporation of Chennal, Chennal-600 003.

ks. 22/12