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BY REGISTERED POST ACK DUE

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

To
M/s. Chaitanya Builders & Leasing
Pvt.Ltd.,
No.15, E.N.K.Road
Chennai - 600 006.

Letter No. B1 / 2961 / 2005

Dated: 26.5.2005

Sir,

Sub:- CMDA - Area Plans Unit - Planning Permission - Proposed Construction of Residential Group Development (Blocks ABCD, GHJ, E&J) of Stilt parking floor + 4 Floors with 120 dwelling units in total at Rathna Nagar Main Road (Off Cenetoph Road), Ganesapuram, Teynampet, R.S.Nos. 3874/8, 3875/2, 3, 3876/1,2,3,5,7,8,9,11 to 18, 3876/20,21,23,26,27, 3876/30 to 33, 35, 38, 42 to 46, 49, 3880/38, 3876/19, 28, 34 & 50. Block No.76 of Mylapore, Chennai - Remittance of DC & Other Charges - Requested - Reg.

Ref: - 1) PPA received in SBC No. 95/2005 dt. 1.2.2005
2) This Office letter even no. dt. 4.5.2005
3) Revised Plans received on 12.5.2005.

The Planning Permission Application and Revised Plans received in the reference 1st and 3rd cited, for the proposed construction of Residential Group Development (Blocks ABCD, GHJ, E&J) of Stilt parking floor + 4 Floors with 120 dwelling units in total at Rathna Nagar Main Road (Off Cenetoph Road), Ganesapuram, Teynampet, R.S.Nos. 3874/8, 3875/2, 3, 3876/1,2,3,5,7,8,9,11 to 18, 3876/20,21,23,26,27, 3876/30 to 33, 35, 38, 42 to 46, 49, 3880/38, 3876/19, 28, 34 & 50. Block No.76 of Mylapore, Chennai is under scrutiny. To process the application further, you are requested to remit the following by Four 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.

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|------|---|---|--|
| i) | Development charges for land and Building under Sec.59 of T&CP Act 1971 | : | Rs. 41,000/-
(Rupees Forty one thousand only)
(Rs. 1,89,000/- (Rupees One lakh and eighty nine thousand only) already collected vide Cash Bill No.33197 dt. 9.6.2004 has been adjusted against the present demand of Rs.2,30,000/- (Rupees Two lakhs and thirty thousand only) |
| ii) | Scrutiny Fee | : | Rs. 9,250/-
(Rupees Nine thousand two hundred and fifty only) |
| iii) | Regularisation charges for Land | : | Rs. 1,95,000/-
(Rupees One lakh and ninety five thousand only) |

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- 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. 1,85,000/-
(Rupees One lakh and eighty five thousand only)
(Rs. 7,50,000/- (Rupees Seven lakhs and fifty thousand only) already collected vide Cash Bill No.33197 dt. 9.6.2004 has been adjusted against the present demand of Rs.9,35,000/- (Rupees Nine lakhs and thirty five thousand only)
- vi) Security Deposit for Septic Tank with Up Flow Filter : Rs. Nil /-
(Rupees Nil only)
- vii) Security Deposit for Display Board : Rs. Nil
(Rs. 10,000/- (Rupees Ten thousand only) already collected vide Cash Bill No.33197 dt. 9.6.2004 has been adjusted against the present demand of Rs.10,000/- (Rupees Ten thousand only)

NOTE:

i) Security Deposits 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: