

From

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

To

M/S. Abu Estate (P) Ltd.
Represented by NMA. Ajeeg.
No.13, Wason Street,
T.Nagar,
Chennai.

Letter No.C3/ 26335/2005

Dated: 20 / 11 / 2006

Sir/Madam,

Sub: CMDA – Planning Permission – Proposed/Additional construction of

4th to 6th. floor hotel building and 8ft + 11 floors Residential flats
(33 dwelling units) at R.S. no. 2571 § 26/11, block no. 2, door no. 925 & 926,
EVR-periyar road, (P.H. Road), Purasavakkam, Chennai.
DC. advise sent regarding.

Ref: (1). PPA received on 19/09/2005

(2). This office letter to Government dt. 12/9/2006

(3). Govt. letter (MS) no. 289/UD/2006 dt. 7/11/2006 from H & OD
department.

The Planning Permission Application received in the reference cited for
proposed/additional construction of 4th. to 6th. floor hotel building and 8ft + 11 floors
Residential flats (33 dwelling units) at R.S. no. 2571 § 26/11, block no. 2,
door no. 925 & 926, EVR. periyar road (PH. Road) Purasavakkam,
Chennai.

Is under process. To process the application further, you are requested to remit
the following by ~~four~~ separate Demand Drafts of a Nationalised Bank in
Chennai City drawn in favour of Member-Secretary, CMDA, Chennai-600 008 at
Cash Counter (between 10.00 A.M. and 1.00 P.M.) in CMDA and produce the
duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development
Authority, Chennai-8.

i) Development charges for land
and building under Sec.59 of the
I&CP Act 1971

2,65,000/- (Rupees ~~one~~ ^{two} ~~lakh~~
Sixty five ~~eighty~~ thousand only)

PR
21/11
DESPATCHED

Please
20/11/06

Received
Copy
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- ii) Balance Scrutiny fee ! Rs. 20,000 /- (Rupees twenty thousand only)
- iii) Regularisation charge for Unauthorised sub-division/ amalgamation - Does not arise -
- iv) Open space reservation charge (i.e. equivalent land cost in lieu of the space to be reserved and banded over as per DCR 19(a)(iii), 19(b) 3(vi)V/18, 19b-II(vi)/17(a)-9 - Does not arise - in file (already collected in file no B/1402/86)
- v) Security Deposit (for the proposed development) ! Rs. 10,05,000 /- (Rupees ten lakhs and five thousand only)
- vi) Security Deposit (for septic tank with upflow filter)
- vii) Security Deposit for Display Board ! Rs. 10,000 /- (Rupees ten thousand only)
- viii) Caution Deposit
- viii) Infrastructure Development charges payable to CMWSSB ! Rs. 6,45,000 /- (Rupees six lakhs and forty five thousand only)

(DD should be drawn in favour of Managing Director, CMWSSB, Chennai-2

(Security Deposit are refundable amounts without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of/whole of the building/site to the approved plan Security Deposit will be forfeited. Further, if the Security Deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

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).

Caution Deposit paid is refundable after a period of five years from complete occupation and commencement of commercial operation, subject to conformation by a certificate from the designated authority certified that the constructed is put into continuous usage for IT park for said five year, if the building is utilized for any other purpose during this period the caution deposit shall be forfeited. The rate of interest for the caution deposit would be on par with the SBI five year period fixed deposit rate, which is in force on the date of drawl of the demand draft.

2. Payments 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 :-

- 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 Multi-storeyed Building both qualified Architect and qualified structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.
- iii) 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 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 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 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 exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

- 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 should enclose a copy of the completion certificate issued by CMDA 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 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 misrepresentation of facts in the applicant, planning permission will be liable for 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 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.

Under (in the format prescribed in Annexure-XIV to DC R, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

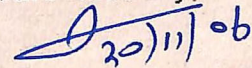
Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-Storeyed buildings, Special Buildings and Group developments.

-5-

- xiii) An undertaking to abide the terms and conditions put forth of LB/DFS/Commission of police/CMWSSB/CRA/Airport Authority of India.
- xiv) Four sets of Plans.
- xv) Two sets of soft copy of plans.
- xvi) An undertaking to obtain clearance from Ministry of Environment and Forests, if necessary.

5. The issue of planning permission depend on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority 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 scrutiny fee) in cases 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 reason provided the construction is not commenced and claim for refund is made by the applicant.


Yours faithfully,


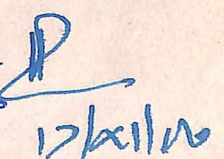


for MEMBER-SECRETARY

Encl:

1. Undertaking Format
2. Display Format


 16/11/2006
 17/11/2006


 16/11/06
 17/11/06

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) CMDA
Chennai-8
2. The Commissioner,
Corporation of Chennai
Chennai 600 003.