

Filing Receipt in Respect of Preliminary Declaration

Mrs/Ms/Mr,

You have filed a **Preliminary Declaration** relating to construction or conversion works that are not subject to planning permission. **Processing the declaration may take up to ONE MONTH** and, should you receive no Planning Authority's notification within such a period, you may benefit from tacit planning approval in relation with such construction or conversion works.

- **However, within a month following the declaration, you may receive Planning Authority's notifications in respect of:**

- either giving you notice that, pursuant to the *Code de l'urbanisme* [French Town Planning Regulations], a different deadline may apply with a view to carrying out necessary checks (where additional searches are required regarding the proposed scheme...);

- either giving you notice that one or more additional document(s) are required to process your application;

- **Should you receive such notifications before the end of the month following the filing of your declaration, such notifications shall replace this receipt.**

- **Should you receive no notifications before the end of the month following the filing of your declaration, you may commence work (1) provided that you have:**

- displayed on site, this receipt affixed with the *Mairie's* [Town Hall's] official stamp so as to provide proof of the application date;

- displayed on site and for the entire work duration, a sign providing a description of the scheme. Template signs are available in *Mairies* [Town Halls], on the [French] Government Department for Town Planning's website and in most builders' stores.

- **Please note: full planning approval is subject to absence of claims.** During a two month period starting on the day notice of planning approval is displayed on site, third party claims relating to validity of planning approval may be filed with a *Tribunal Administratif* [French Administrative Court]. In such cases, claimants must give you notice thereof within a strict fifteen day period starting on the day of filing their claims.

(1) In some cases, works may not commence immediately after planning approval is granted and must be postponed: this applies to tree felling and trimming, [and] conversion of residential units into different uses in cities exceeding 200,000.00 inhabitants and in the *départements* [French administrative districts] of Paris, Hauts-de-Seine, Seine-Saint-Denis and Val-de-Marne, or works related to listed facilities with regards to environmental protection. Please check with your [local] *Mairie* [Town Hall] whether such regulations apply to the proposed scheme.

(to be filled in by the *Mairie* [Town Hall])

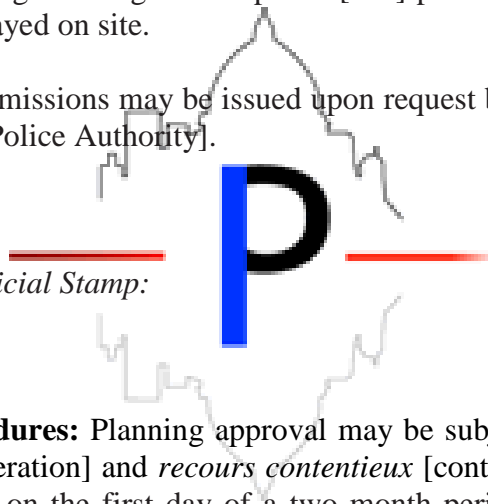
The proposed scheme referred to in the declaration reference:

, filed with the *Mairie* [Town Hall] on:

, benefits from planning approval, should no Planning Authority notice be given within a month from this date (2). Construction or conversion works may commence once this receipt and a sign complying with regular templates [and] providing a description of the proposed scheme are displayed on site.

(2) Certificates of such permissions may be issued upon request by the *Maire* [Mayor] or the *Préfet* [Head of Local Police Authority].

Mairie's [Town Hall's] Official Stamp:



Deadline & Claim Procedures: Planning approval may be subject to *recours gracieux* [applications for re-consideration] and *recours contentieux* [contentious claims] during a two month period starting on the first day of a two month period during which a sign must be continuously displayed on site and provide a description of the proposed scheme and remain visible from a public-right-of-way (Section R. 600-2, *Code de l'urbanisme* [French Town Planning Regulations]).

On pain of nullity, claimants must give notice of their claims to decision makers and permission holders (Section R. 600-1, *Code de l'urbanisme* [French Town Planning Regulations]).

Planning approval is issued without prejudice to third parties' rights: planning approval relates to the conformance of the proposed scheme with town planning regulations and limitations. Planning approval does not relate to other regulations and

private law provisions. Anyone that may be deemed harmed as a consequence of a lack of consideration in relation with property rights or any private law provisions may claim their rights via civil court action, regardless of whether **preliminary declarations** are compliant with Town Planning Regulations.

