


C3 (N) (MSB)

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	<p>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a> Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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**Letter No. C3 (N)/14715/2017, dated 8 .06.2020**

To

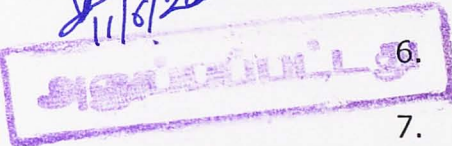
The Executive Engineer & ADO,  
TNHB, Anna Nagar Division,  
Chennai-101.

Sir,

Sub: CMDA – APU – MSB (North) Division – Planning Permission Application for the revised proposal submitted for the construction of High Rise Residential building consisting Stilt floor +9 Floors with 108 Dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai-30, comprised in T.S. No. 43 (Part), Block No. 3, Aminjikarai Village, within the limits of Greater Chennai Corporation – DC Advice sent – Reg.

- Ref :
1. PPA received on 10.10.2017 in APU No. MSB/2017/000710.
  2. This office letter even no. dated 02.05.2018 to the applicant.
  3. NOC from Police (Traffic) in letter Rc. No. Tr./License/1401/30197/2017, dated 08.02.2018 issued for the earlier proposal.
  4. Applicant letter dated 22.06.2018.
  5. Minutes of the 242<sup>nd</sup> MSB Panel meeting held on 04.07.2018 pertaining to the earlier proposal.
  6. This office letter even no. dated 17.08.2018 addressed to the Government.
  7. G.O.(Ms) No.116 H & UD (UD 1) Department dated 10.08.2018 issued for amendment to DR.No.24(1) a(i) & 28(25) - Annexure-IX relating to Area Set apart for MSB.
  8. Government Letter No.19434/UDI/2018-1, dated 18.09.2018.
  9. NOC issued by the DF & RS in letter R.Dis.No.23825/C1/2017 – PP.NOC. No.179/2018, dated 28.12.2018 issued for the earlier proposal.
  10. Applicant letter dated 08.04.2019.
  11. This office letter even no. dated 15.04.2019 addressed to the Government.
  12. Government letter No.97 H &UD (UD I) Dept., dated 23.06.2019 accorded approval to the earlier proposal.
  13. This office letter even No. dated 08.07.2019 & 04.10.2019 to the applicant.
  14. Applicant letter dated 26.11.2019 enclosing plans for the revised proposal to process under TNCD & BR – 2019.
  15. Minutes of the 255<sup>th</sup> MSB Panel meeting held on 19.02.2020
  16. This office letter even No. dated 05.03.2020 addressed to the Government
  17. This office letter even no. dated 05.03.2020 to the applicant.
  18. Government letter No.62 H &UD (UD I) Dept., dated 19.03.2020.

11/6/2020



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The revised proposal received in the reference 14<sup>th</sup> cited for the construction of High Rise Residential building consisting Stilt floor +9 Floors with 108 Dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai-30 comprised in T.S. No. 43 (Part), Block No. 3, Aminjikarai Village, within the limits of Greater Chennai Corporation is under process. To process the application further, you are requested to remit the following by **7 (Seven)** 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 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

i)	Development charges	<b>Rs.1,90,000/-</b> (Rupees One Lakh and Ninety Thousand only)
ii)	Balance Scrutiny Fee	<b>Rs.75,000/-</b> (Rupees Seventy Five Thousand only) <u>4,61,000</u>
iii)	Regularisation Charges	<b>Rs.3,60,000/-</b> (Rupees <del>Three</del> <u>Four</u> Lakh and Sixty Thousand only) <u>one</u>
iv)	OSR Charges	<b>-NA-</b>
v)	I & A Charges	<b>Rs.42,00,000/-</b> (Rupees Forty Two Lakh only)
vi)	Security Deposit for Building	<b>-NA-</b>
vii)	Security Deposit for Display board	<b>-NA-</b>
viii)	MIDC for CMWSSB	<b>Rs.23,40,000/-</b> (Rupees Twenty Three Lakh and Fourty Thousand only)
ix)	Shelter Fee	<b>Rs.84,50,000/-</b> (Rupees Eighty Four Lakh and Fifty Thousand only)
x)	Flag day Contribution ( <b>by Cash</b> )	<b>Rs.500/-</b> (Rupees Five Hundred only)

2. Security Deposit is 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 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.

3. The Security deposit towards building can be accepted in the form of Bank Guarantee also instead of Cash deposit. If the Security Deposit is made by way of Bank Guarantee, you are requested to furnish Bank Guarantee for the Security Deposit amount from any of the National Bank / Scheduled Bank in the format prescribed.

4. Security Deposit for Display Board is refundable when the display board as prescribed with 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.

5. a) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- b) 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.

- c) Infrastructure and Amenities Charges shall be paid by the applicant within 30 days from the date of receipt of this demand letter, failing which in addition to the Infrastructure and Amenities Charges due, an interest at the rate of 15% per annum for the amount due shall be paid for each day beyond the said 30 days upto a period of 90 days and beyond that period of 90 days, an interest at the rate of 18% per annum for the amount due shall be paid by the applicant.
- d) Accounts Division shall work out the interest and collect the same along with the charges due.
- e) No interest is collectable for security deposit.
- f) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.
- g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

6. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

7. 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 TNCD&BR -- 2019 :-
  - 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 High Rise Building, Registered Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) and Registered Quality Auditor (RQA) shall be associated with the construction work till it is completed.
  - iii) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
  - iv) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.
  - v) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.

- vi) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of CMDA.
- vii) The owner or developer shall submit an application to CMDA in the first stage after completion of work up to plinth level requesting for issue of order for continuance of work.
- viii) The owner or developer through the registered professional shall submit to the designated officer of CMDA a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided.
- ix) If the services of the Registered Architect or Engineer on record are terminated he shall immediately inform CMDA about his termination and the stage of work at which his services have been terminated. The Registered Architect or Engineer appointed as replacement of the preceding Registered Architect or Engineer shall inform about his appointment on the job and inform CMDA of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.
- x) The Registered Architect or Engineer appointed shall inform CMDA immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
- xi) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) or Registered Quality Auditor (QA) is changed, he shall intimate to CMDA by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.
- xii) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) or Registered Quality Auditor (QA) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA.
- xiii) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in



complete shape for issue of completion certificate according to the norms prescribed in TNCDBR Annexure - XXIII.

- xiv) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.
- xv) a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.
- b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.
- c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- xx) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- xxi) The new building should have mosquito proof overhead tanks and wells.
- xxii) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xxiii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- b) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS and AAI in Rs.20/- Stamp Paper duly executed by all the land owners, GPA holders, Builders & promoters duly attested by the notary public.



- c) Details of proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of High rise buildings.

8. 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 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 TNCB&DR - 2019, 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.

9. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the **Commissioner, Greater Chennai corporation.**

10. You are also requested to furnish revised plan rectifying the following defects and other required following particulars:-

1) Drafting defects in the Plans:

- i) Fires escape staircases to be specified in all floor plan as per APPAS drawing.
- ii) Required road widening area to qualify road of width 15.0m on the Northern side of Cemetery Road to be shown in site plan.
- iii) As on site measurement and the actual road width on ground are to be mentioned in site plan.
- iv) Setback at all crucial points and tallying with APPAS to be shown in site plan.
- v) Special provisions for the PC persons to be shown
- vi) Separate stilt floor plan is not required, since site cum stilt floor plan has been furnished.
- vii) Title & Area statement are to be corrected as per the actual and Plan Sheet Nos. is to be shown in right side top corner of sheet.
- viii) OHT and RWH for Sullage treated water to be shown.
- ix) Notarised Undertaking for abiding & acceptance of the conditions stipulated in the NOCs issued by the various Govt. agencies is to be furnished.
- x) Solid waste storage structure with adequate size at the Main Gate is to be shown.
- xi) Form 'B' and Form 'C', signed by the registered professionals are to be furnished.
- xii) Registration Certificate of the professionals namely Architect, Structural Engineer, Geo-Tech Engineer, Construction Engineer, and Quality Auditor are to be furnished.

2) NOC from AAI to be furnished before issue of Planning Permission.

3) OSR area to be handed over through a registered Gift Deed before issue of Planning Permission;



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- 4) Ownership documents transferred in favour of TNHB by TNSCB before issue of Planning Permission; *In hr. 27. 25.5.19*
- 5) Structural Design report along with drawing vetted by PWD to be obtained before issue of Planning Permission; and
- 6) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate. To this effect an undertaking to be furnished.

11. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Greater Chennai Corporation.

Yours faithfully,  
*[Signature]*

*o/c* For MEMBER-SECRETARY

Copy to:

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

*[Signature]*  
03.06.2020  
*[Signature]*  
05/06/2020

*[Signature]*  
05/06/2020

Received  
*[Signature]*  
9/6/2020  
JE / Tamm / Adv. Div.

