



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C3 (N)/15823/2018, dated 22.02.2019

To
The Executive Engineer,
TNSCB , Division-1
HLL Nagar,
Tondiarpet, Chennai – 600 081.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of **15 Nos. of EWS Block** each with Stilt floor + 14 floors residential tenements with 224 dwelling units (**Totally 3360 Dwelling Units**); **6 Nos. of Milk Booth Block** each Block consisting of Ground floor; **9 Nos. of Integrated Child Care Development Services Block** each Block consisting of Ground floor; **6 Nos. of Convenient Shop Block** each Block consisting of Ground floor; **1 No. of Community Hall Block** consisting of Ground floor + 1st floor at Survey No. **311/3Pt, 4Pt, 6Pt, 9Pt, 10Pt, 11Pt, 312/4Pt, 6Pt, 314/6A, 6B, 7, 8, 317/1, 1A1, 1A3, 2, 3A1A1, 3A1A2, 3A1B, 3A2, 3A3, 3A4, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3J, 3K, 4, 318/10A, 10B, 10C, 10D, 10E, 10F, 11A1, 11A2, 11A3, 11B, 1A1, 1A2, 1B, 1C, 2A, 2B, 3, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 6A, 6B, 6C, 7, 8, 9A, 9B, 9C, 9D, 9E, 9F, 319/2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C, 6D, 7A1, 7A2, 7A3, 7B, 7C, 8A1, 8A2, 8B1, 8B2, 8B3, 320/1A1, 1A2, 1B, 1C, 1D, 2A1, 2A2, 2A3, 2B, 2C, 3, 4, 5A1, 5A2, 5B, 5C, 5D, 5E, 5F, 6A, 6B, 7A, 7B, 7C, 8A, 8B, 8C, 8D, 9A, 9B, 321/4, 7, 8, 322/1Pt, 323/1Pt, 2Pt 356/10, 2A, 2B, 3, 4, 5, 6, 7, 8A, 8B, 8C, 8D, 9, 357/1, 10A, 10B, 10C, 10D, 11, 2, 3, 4, 5, 6, 7A, 7B, 8** of **Edayanchavadi village**, Ponneri Taluk, Thiruvallur District, Chennai, within the limits of Greater Chennai Corporation – Remittance of DC and Other Charges – DC Advise sent – Reg.

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- Ref : 1. PPA received in MSBN/2018/000198 dated 20.08.2018.
2. Applicant letter dated 31.10.2018 along with revised plan.
 3. Agenda and minutes of the 245th MSB Panel meeting held on 20.11.2018.
 4. NOC from DF & RS issued in letter R.Dis.No.16082/C1/2018 – PP.NOC. No.132/2018, dated 12.10.2018.
 5. This office letter dated 03.12.2018 addressed to the applicant.
 6. Applicant letter dated 04.12.2018 along with revised plan.
 7. This office letter dated 08.01.2019 addressed to the Government



The Proposal received in the reference 1st cited for proposed construction of **15 Nos. of EWS Block** each with Stilt floor + 14 floors residential tenements with 224 dwelling units (**Totally 3360 Dwelling Units**); **6 Nos. of Milk Booth Block** each Block consisting of Ground floor; **9 Nos. of Integrated Child Care Development Services Block** each Block consisting of Ground floor; **6 Nos. of Convenient Shop Block** each Block consisting of Ground floor; **1 No. of Community Hall Block** consisting of Ground floor + 1st floor at Survey No. **311/3Pt, 4Pt, 6Pt, 9Pt, 10Pt, 11Pt, 312/4Pt, 6Pt, 314/6A, 6B, 7, 8, 317/1, 1A1, 1A3, 2, 3A1A1, 3A1A2, 3A1B, 3A2, 3A3, 3A4, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3J, 3K, 4, 318/10A, 10B, 10C, 10D, 10E, 10F, 11A1, 11A2, 11A3, 11B, 1A1, 1A2, 1B, 1C, 2A, 2B, 3, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 6A, 6B, 6C, 7, 8, 9A, 9B, 9C, 9D, 9E, 9F, 319/2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C, 6D, 7A1, 7A2, 7A3, 7B, 7C, 8A1, 8A2, 8B1, 8B2, 8B3, 320/1A1, 1A2, 1B, 1C, 1D, 2A1, 2A2, 2A3, 2B, 2C, 3, 4, 5A1, 5A2, 5B, 5C, 5D, 5E, 5F, 6A, 6B, 7A, 7B, 7C, 8A, 8B, 8C, 8D, 9A, 9B, 321/4, 7, 8, 322/1Pt, 323/1Pt, 2Pt 356/10, 2A, 2B, 3, 4, 5, 6, 7, 8A, 8B, 8C, 8D, 9, 357/1, 10A, 10B, 10C, 10D, 11, 2, 3, 4, 5, 6, 7A, 7B, 8** of **Edayanchavadi village**, Ponneri Taluk, Thiruvallur District, Chennai, within the limits of Greater Chennai Corporation is under process. To process the application further, you are requested to remit the following by **3 (Three)** 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	Rs.29,50,000/- (Rupees Twenty Nine Lakhs and Fifty Thousands only)
ii)	Balance Scrutiny Fee	Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousands only)
iii)	Regularisation Charges	-NA-
iv)	OSR Charges	-NA-
v)	Security Deposit for Building	-NA-
vi)	Security Deposit for STP	-NA-
vii)	Security Deposit for Display board	-NA-



viii)	MIDC for CMWSSB	Rs.2,17,20,000/- (Rupees Two Crores Seventeen Lakhs and Twenty Thousands only)
ix)	I & A Charges	-NA-
x)	Shelter Fee	-NA-
xi)	Flag day Contribution (by Cash)	Rs.500/- (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, Sewerage Treatment Plant (STP) / Septic Tank with up flow filter 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. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises for such payment.

(ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building** from the date of issue of the advice up to the date of payment.

(iii) **Infrastructure & 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 & 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 thirty 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. "Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government "

- (iv) Accounts division shall work out the interest and collect the same along with the charges due.
- (v) No interest is collectable for security deposit.
- (vi) No penal interest shall be collected on the interest amount levied for the belated payment of DC Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC charges etc.,
- (vii) 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 DR.
 - 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-storied 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 up to 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 misrepresentations of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
 - x) The new building should have mosquito proof overhead tanks and wells.
 - xi) The sanction will be revoked, if the conditions mentioned above are not complied with.
 - xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- b. Undertaking (in the format prescribed in DR, 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.



- c. 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-storied buildings, Special buildings and Group developments.
- d. An undertaking to abide by the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India in Rs.20/- Stamp Paper duly Notarised has to be furnished.

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

1. Drafting defects:

- 1) Setback measurements and distance between blocks to be mentioned for all the blocks.
 - 2) Splay of size 3.00m x 3.00m to be provided for the 12.00m wide link Road gaining access from T.P.P. Road.
 - 3) Extent of 12.00m wide Road, 7.00m wide Access road & Burial Ground to be mentioned in the site plan.
 - 4) Survey and Sub-division boundary to be incorporated in the site plan.
 - 5) Area statement and proposal title requires correction.
 - 6) TW parking shown in the site plan are to be numbered properly.
 - 7) Sumps/ OHTs for Domestic, Fire fighting, Sullage & Rain water harvesting are to be provided.
 - 8) Section & Elevation requires correction with respect to individual floor plans.
 - 9) The term "Land reserved for future development" mentioned in the site plan to be removed.
2. Combined FMB sketch for the entire site under reference duly attested by Revenue officials not below the rank of Deputy Tahsildar to be furnished.



3. Ownership details of the 12.00m wide Road & 7.00m wide Access Road to Burial Ground to be furnished.
4. Patta in favour of the applicant for the entire site under reference duly attested by Revenue officials not below the rank of Deputy Tahsildar to be obtained before issue of Planning Permission;
5. NOC from DF&RS to be obtained before forwarding the proposal to the Government;
6. NOCs from Traffic Police, AAI, IAF, PWD & Environmental Clearance are to be obtained before issue of Planning Permission;
7. 10% OSR area reserved, 12m wide link road and Street Alignment portion left for T.P.P. Road to be Gifted to CMDA before issue of Planning Permission;
8. The space for the Sub-Station as required by TNEB shall be handed over to TNEB and for this effect the concurrence from TNEB to be furnished before issue of Planning Permission.

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

Yours faithfully,

W. M. Raju
**For PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

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25/2/19

Copy to:

1. The Chief Engineer
TNSCB,
No.5, Kamarajar Salai,
Chennai-5.
2. The Senior Accounts Officer
Accounts (Main), CMDA
Chennai-8.
3. The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

