



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.C3(N)/7209/2016, dated :.....03.2017

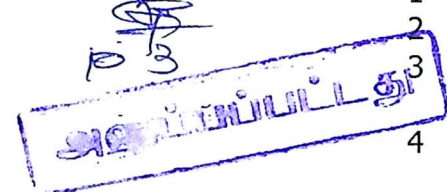
To  
**The Executive Engineer & ADO**  
TNHB Shopping Complex,  
Tamil Nadu Housing Board,  
Thirumangalam, Chennai.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed Construction of Multi storied <sup>renamed</sup> building consisting of Block 1 and 2 comprising Stilt Floor + 9 Floors <sup>residential building</sup> and Block-3 comprising Stilt floor + 7 floors; totally with 222 LIG dwelling units S.No.1279pt,1280pt,1281pt,1282pt,1299pt,1300/2Apt&2Bpt and 1301/5pt of Korattur village, Ambattur Taluk, Tiruvallur District <sup>submitted</sup> applied by The Executive Engineer & ADO., Anna Nagar Division, TNHB– Remittance of DC and Other Charges –DC Advise sent – Reg.

Ref:

- 1 PPA received in MSB/2016/000327 dated 02.05.2016
- 2 The Minutes of the 232<sup>nd</sup> MSB Panel meeting held on 26.07.201
- 3 This office Letter to the Government dated 17.08.2016
- 4 Government letter, H&UD Dept.,.(Ms).No.166 dated 07.10.2016.
- 5 This office letter even no dated 04.11.2016
- 6 NOC received from Police (Traffic) in letter No. Tr./License /1013 /19261 /2016 dated 25.11.2016
- 7 Your Letter dated 06.02.2017.



Received the copy  
B. S. S.  
10/3/2017  
AEE/MSB/MSD.

-----  
The Planning Permission Application for the proposed Construction of Multi storied building consisting of Block 1 and 2 comprising Stilt Floor + 9 Floors residential building and Block-3 comprising Stilt floor + 7 floors; totally with 222 LIG dwelling units S.No.1279pt,1280pt,1281pt,1282pt,1299pt,1300/2Apt&2Bpt and 1301/5pt of Korattur village, Ambattur Taluk, Tiruvallur District under process. To process the application further, you are requested to remit the following by 4 (**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 4.00 P.M) in CMDA and produce the



duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.3,00,000/-</b> (Rupees Three lakhs only)
ii)	Balance Scrutiny Fee	<b>Rs.30,000/-</b> (Rupees Thirty thousand only)
iii)	IDC for CMWSSB **	<del>Rs.45,60,000/-</del> <sup>21,00,000</sup> (Rupees <del>forty five lakhs and sixty thousand</del> <sup>twenty one</sup> only)
iv)	Infrastructure & Amenities Charge	<b>Rs.49,60,000/-</b> (Rupees Forty nine lakh and <del>Sixteen</del> <sup>sixty</sup> thousand only)
v)	Flag Day Contribution	<b>Rs.500/-</b> (Rupees Five hundred only)

\*\* DD should be drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.

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. 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.

4. (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 from the date of issue of the advise upto the date of payment.
- (iii) Accounts division shall work out the interest and collect the same along with the charges due.
- (iv) No interest is collectable for security deposit.
- (v) 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.,




(vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

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

4 6. You are also requested to comply the following:

- a. Furnish an undertaking to comply the following conditions stipulated by virtue of provisions available under DR 4(i) d of Annexure III:
  - 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 acts in the applicant, 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 in Rs.20/- stamp paper duly executed by all the land owners/GPA holder to comply/fulfill the conditions imposed by the other agencies such as DF & RS, Traffic, AAI and IAF.

~~5~~ You are also requested to furnish revised plan free from the following corrections and to furnish the particulars listed below:

- a) Patta to be furnished.
- b) Pump room in the setback spaces is not allowed.
- c) Handrail to be shown for service verandah and balconies.
- d) Road width as per site to be shown.
- e) PP1 & PP2 Notarised undertaking are to be furnished.
- f) Stilt height from the bottom of the beam to be mentioned.
- g) Lightening arrestor to be shown and the total height of the building to be shown from the lightening arrestor



- h) ~~Details regarding the renewal of License for the Structural Engineer issued by the Corporation of Chennai to be furnished.~~
- i) PPA Forms & Plans are duly signed by the Architect, Structural Engineer/Licensed Surveyor and by the Applicant to be furnished.
- j) NOCs from, ~~NOC from~~ DF&RS, IAF &AAI to be furnished for the proposal.
- k) Structural design details vetted by PWD and NOC from PWD on inundation point of view to be obtained and furnished.

b. 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.

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

Yours faithfully,

  
for MEMBER-SECRETARY.


Encl:

1. ~~Display Format (2 Nos.)~~

Copy to:

1. The Chief Accounts Officer  
Accounts (Main), CMDA  
Chennai-8.

2. The Commissioner  
Greater Chennai Corporation  
Chennai – 600 003.

  
24/02/2017

  
28/02/2017  


  
10/3/17

