

C3 (N) (MSB)

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan 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)/7052/2019

Dated: .11.2020

To

Thiru. Sunil Bhandari & Others,
73 & 75, Uthamar Gandhi Road,
Nungambakkam,
Chennai – 600 034.

Sir,

Sub: CMDA – APU – MSB (North) Division - Planning Permission Application for the proposed construction of Extended 2nd Basement Floor (meant for 3 levels Mechanised parking) & 1st Basement Floor (meant for single level Mechanised parking) + Ground Floor + 10 Floors Residential building with 10 dwelling units Door No.73/75, Uthamar Gandhi Salai, T.S.No. 116/6, 12, Block No. 20 of Nungambakkam Village, Chennai – 600 034 within the limits of Greater Chennai Corporation - Remittance of DC and Other Charges – DC Advise sent – Reg.

- Ref :
1. PPA received in MSB/2018/000206 dated 30.04.2018.
 2. This office letter even no dt. 13.06.2018.
 3. The applicant letter dt. 18.06.2018.
 4. Agenda and minutes of the 242nd MSB Panel meeting held on 04.07.2018.
 5. The applicant letter dt. 11.07.2018.
 6. This office letter even no. dated 12.07.2018 and 28.07.2018.
 7. Letter no Rc. No. Tr./License/572/12963/2018 dt. 21.07.2018 received from Police (Traffic).
 8. This office letter even no. dated 06.08.2018 addressed to the Govt.,
 9. The applicant letter received on. 10.03.2020 & 19.03.2020.
 10. Letter no. 4627/UDI/2020-1 Dt.20.03.2020 received from the Govt.
 11. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 12. This Office letter even no dt.10.07.2020 addressed to the Govt.
 13. Govt. letter no. 117 dt.12.08.2020.
 14. This office reminder letter even no dt. 17.08.2020.
 15. NOC received from police (Traffic) in letter no. Tr./License/589/101768/2020 dt.23.10.2020.
 16. The applicant letter dt. 16.11.2020 & 19.11.2020.



The Planning Permission Application for the proposed construction of Extended 2nd Basement Floor (meant for 3 levels Mechanised parking) & 1st Basement Floor (meant for single level Mechanised parking) + Ground Floor + 10 Floors Residential building with 10 dwelling units Door No.73/75, Uthamar Gandhi Salai, T.S.No. 116/6, 12, Block No. 20 of Nungambakkam Village, Chennai – 600 034 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 Nationalized 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, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl. No.	Description of Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 80,000/- (Rupees Eighty Thousand only)
ii)	Balance Scrutiny Fee	Rs.1,000/- (Rupees One Thousand only)
iii)	Regularisation charges	Rs. 1,35,000/- (Rupees One Lakhs and Thirty Five Thousand only)
iv)	Infrastructure & Amenities Charges	Rs. 14,43,000/- (Rupees Fourteen Lakhs and Forty Three Thousand only)
v)	Security Deposit (For Building)	Rs.10,10,000/- (Rupees Ten Lakhs and Ten Thousand only)
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand only)
vii)	MIDC**	Rs. 9,70,000/- (Rupees Nine lakhs and Seventy Thousand only)
Viii)	Shleter Charges	Rs. 13,30,000/- (Rupees Thirteen Lakhs and Thirty Thousand only)
ix)	Flag day contribution (By cash)	Rs. 500/- (Rupees Five Hundreds only)

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

2. The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

3. Security Deposit is 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.

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 amount payable towards DC for Land & Building 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 up to 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.
- h) **For all PPAs for which DC advice has been issued and for which the timeline for payment expires on or after 25.03.2020, Six months time from 25.03.2020 is granted for such payment of all fees and charges without levy of interest. This relaxation for payment of all fees and charges shall be applicable for DC advice issued till 30.09.2020. As per G.O. (Ms). No. 83 H & UD [UD4(3)] Department dt. 25.06.2020**

why?

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, AAI, IAF, Environmental clearance & PWD 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 along with the following particulars:

Drafting defects:

1. Setback shown in the plan and in online drawing is not tallying each other.
2. Frontage of the site as per actual to be incorporated in the site plan.
3. Area statement, FSI & Coverage as per actual calculations are to be incorporated.
4. Height of G.Floor to be shown properly in cross section.
5. Existing road width as per site to be shown.
6. Area left for S.A portion sizes & area shown in the drawing and in the soft copy are not tallying each other to be rectified before Gifting/handing over to CMDA.

Particulars required:

7. Street Alignment portion is to be gifted to CMDA through registered Gift Deed before issue of Planning Permission.
8. Structural design vetted by PWD to be obtained before issue of Planning Permission.
9. Revised NOC from DF&RS is to be obtained.
10. Copy of Developer registration certificate is to be furnished.

11. Required S.A portion left in the proposal to be gifted/handed over to CMDA before issue of PP.
12. Notarised undertaking for acceptance & abidance of the conditions imposed by the various Govt. agencies to be furnished.
13. Notarised undertaking for leaving the space for required Street Alignment and gifting/handing to CMDA to be furnished.
14. The extended Basement top slab below the external circulation at Ground level should be designed to withstand fire fighting vehicular loads. An notarised undertaking to this effect duly signed by the Applicant and the Architect to be obtained before issue of Planning Permission.
15. CCTV Camera to be installed at regular interval of 50.00 m along the abutting road on the site boundary before issue of Completion Certificate. To this effect an notarised undertaking to be furnished before issue of Planning Permission.

Yours faithfully,

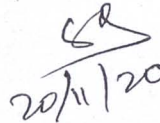
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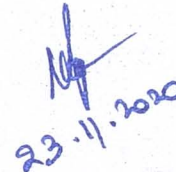


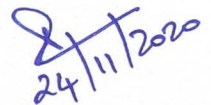
for **MEMBER-SECRETARY**

Copy to:

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


20/11/20


23.11.2020


24/11/2020