

Eg(N)(MSB)



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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)/0298/2020

Dated: .09.2020

To

The Chief Engineer,
Tamil Nadu Slum Clearance Board,
No. 5, Kamrajar Salai,
Chennai -5.

Sir,

Sub: CMDA – APU – MSB (North) Division - Planning Permission Application for the proposed additional construction of Residential Group Development with **5 Blocks of High Rise Buildings** consisting **Block Nos. A to E**: Stilt Floor part/Ground Floor + 9 Floors with **108** dwelling units in each block totally **540** proposed dwelling units to the existing approved Residential cum commercial **Non High Rise Building** Group Development with **46 Residential Blocks** each with **Ground Floor + 3 Floors** with **1472** dwelling units (32 units x 46 Blocks) and **6 Blocks for Commercial use** (ie. one Block for community Hall with Ground Floor + 1st Floor and 5 Blocks of commercial use each with Ground Floor only). Therefore total No. of existing & proposed Blocks are **51 Residential Blocks** in total with **2012** dwelling units and **6 Blocks of Commercial** use Abutting Ayapakkam main road & ICF Colony road, in Old S.No. 547, 548, 549, 550, 551, 552, 553 & 554, T.S. No. 1, 2, 3, 4, 5, 6, 7 & 8, Block No. 4, of Athipattu village, Ambathur Taluk, Tiruvallur District, Chennai. Within the limits of Greater Chennai Corporation - Remittance of DC and Other Charges – DC Advise sent – Reg.

- Ref :
1. PPA received in SBC no. CMDA/PP/HRB/N/0298/2020 Dt. 04.06.2020.
 2. Earlier a Special Building Group development proposal was approved by CMDA in Planning Permission No. **B/SPL BLDG/77 (A to F) /2020 vide Letter No. B3/11777/2018** dated 25.02.2020.
 3. Environmental clearance obtained in Letter No. SEIAA-TN/F.6737/EC/8(a)/669/2019 dt.18.10.2019.
 4. Minutes of the 256th MSB Panel meeting held on 24.06.2020.
 5. This office letter even no dt. 01.07.2020.
 6. This office letter even no. dt. 02.07.2020 addressed to the Govt.
 7. Letter (Ms) No. 97 dt. 20.07.2020 received from the Housing and Urban Development Department.
 8. This office letter even no dt. 28.07.2020.
 9. Your letter received on 09.09.2020.



10. G.O. (Ms). No. 83 H & UD [UD4(3)] Department dt. 25.06.2020

The Planning Permission Application for the proposed additional construction of Residential Group Development with **5 Blocks of High Rise Buildings** consisting **Block Nos. A to E**: Stilt Floor part/Ground Floor part + 9 Floors with **108** dwelling units in each block totally **540** proposed dwelling units to the existing approved Residential cum commercial. **Non High Rise Building** Group Development with **46 Residential Blocks** each with **Ground Floor + 3 Floors** with **1472** dwelling units (32 units x 46 Blocks) and **6 Blocks for Commercial use** (ie. one Block for community Hall with Ground Floor + 1st Floor and 5 Blocks of commercial use each with Ground Floor only). Therefore total No. of existing & proposed Blocks are **51 Residential Blocks** in total with **2012** dwelling units and **6 Blocks of Commercial** use Abutting Ayapakkam main road & ICF Colony road, in Old S.No. 547, 548, 549, 550, 551, 552, 553 & 554, T.S. No. 1, 2, 3, 4, 5, 6, 7 & 8, Block No. 4, of Athipattu village, Ambathur 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 **1 (One)** separate Demand Draft 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 Charges	Rs. 3,13,000/- (Rupees Three Lakhs and Thirteen Thousand only)
ii)	MIDC to CMWSSB **	Rs. 44,58,000/- (Rupees Forty Four Lakhs and Fifty Eight Thousand only)
iii)	Flag day contribution (By cash)	Rs. 500/- (Rupees Five Hundred only)

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

2. The above charges of DC for Building and MIDC are calculated only to the additional Building now proposed in the total site.

3. a) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice 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.
- 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**

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

5. 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.

6. 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.

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

8. You are also requested to furnish revised plan rectifying the following defects along with the following particulars:

1. Required splay to be shown.
2. Existing and proposed Block Nos. with no of floors are to be indicated in the site plan.
3. Title & Area statement needs to be corrected.
4. Height of lightening arrestor not shown.
5. Setback shown in the plan & in the online not tallies, further in online drawing some of the setbacks shown is less than the required setback to be rectified.
6. Detail drawing for the proposed STP as per the design sufficiency certificate for STP issued by registered professionals / institutions is to be furnished.
7. Floor plans to be shown in the scale of 1:100.
8. Existing G.L and FGL to be shown properly and total height of building from the existing G.L to be shown.
9. Level of site to be raised and to be shown in the plan as per NOC issued by the PWD.
10. Sump for Fire, Rain water & sullage water are to be shown.
11. Detailed drawing for Solid Waste Storage to be shown.
12. Plan incorporating DF&RS conditions to be furnished.
13. Solar water heating system to be shown in the terrace floor plan. In addition to solar photo voltaic system.



14. Copy of G.O and copy of TSLR for all the T.S. Nos. with attestation to be furnished and a Copy of FMB for the site under reference to be furnished with attestation.
15. Form – C to be furnished as per TNCD&BR.
16. NOCs from Traffic Police not received for the revised proposal.
17. NOC from DF&RS, AAI & IAF are to be obtained for the revised proposal.
18. The design sufficiency certificate for STP issued by registered professionals/institutions in this area to be furnished.
19. Acceptance of conditions imposed in the NOCs issued by DF & RS and other agencies to be furnished.
20. 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. In this regards notarized undertaking to be furnished.
21. Copy of Professional registration certificate for Architect, Structural Engineer, Construction engineer and Geo-Tech Technical Engineer are to be furnished.
22. Correspondence address details for Architect, Structural Engineer, Construction Engineer and Geo-Tech engineer are to be furnished.
23. Undertaking to provide solar water heating system as per rules.
24. Copy of gift deed towards OSR and Road widening to be furnished.
25. Structural design report vetted by PWD to be furnished before issue of Planning Permission.

Yours faithfully,

for **MEMBER-SECRETARY**

Copy to:

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

Received
Dharmapalan
PA /TNSCB
SATHIYA PRABA B