

	<p style="text-align: center;">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 Web site: www.cmdachennai.gov.in</p>
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Letter No.C3 (N)/14223/2017, Dated: .11.2018

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (N) Division – Planning Permission Application for the proposed construction of Multi storied development building with Stilt Floor + 6 Floors residential use building with 60 dwelling units, abutting West Street and Inner Circular Road, 96 TNGRHS Flats K.G Colony, Anna Nagar East, Kilpauk, Chennai-600010. In T.S. No. 81/1 part, Block No.7 of Egmore Village. Within the limits of Chennai corporation – Remittance of DC & Other Charges - Advice sent – Reg.

- Ref :
1. PPA received in MSB/2017/000693 dated 03.10.2017
 2. This office letter even no. dated 06.12.2017.
 3. Your letter dated 30.01.2018
 4. NOC from Police(Traffic) in letter Rc. No.Tr./Licence/1406/30395/2017, dated 08.02.2018.
 5. Minutes of the 240th MSB panel meeting held on 19.04.2018
 6. This office Letter even No. dated 08.05.2018.
 7. Your letter dated 04.06.2018 along with revised plan and particulars.
 8. This office letter even no. dated 28.06.2018 addressed to the Govt. H & UD Dept.
 9. Govt. letter (Ms) No. 134 H & UD (UD I) Dept. dated 20.09.2018.
 10. NOC from DF & RS in letter R.Dis.No.2622/C1/2018 – PP.NOC.No.150/2018,dated 16.11.2018.

The Planning Permission Application received in the reference 1st cited for the Planning Permission Application for the proposed construction of Multi-storeyed development building with Stilt Floor + 6 Floors residential use building with 60 dwelling units, abutting West Street and Inner Circular Road, 96 TNGRHS Flats K.G Colony, Anna Nagar East, Kilpauk, Chennai-600010 in T.S. No. 81/1 part, Block No.7 of Egmore Village, within the limits of Chennai corporation is 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 or you are requested to remit the following charges by online through payment gateway and produce to duplicate receipt to the Area Plans Unit, MSB Division in CMDA. (or) You may also remit the following charges through NEFT/RTGS.

Account Name: Member Secretary Chennai Metropolitan Development Authority (CMDA); Bank/ Branch: IndusInd Bank, T Nagar; IFSC code : INDB0000328; Account No. : 100034132198.

Sl.No	Description	Amount to be remitted
1	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,25,000/- (Rupees Two Lakhs and Twenty Five Thousand only)
ii)	Balance Scrutiny Fee	Rs.25,000/- (Rupees Twenty Five Thousands only) <i>(after adjusting the scrutiny fee already paid for this proposal)</i>
iii)	Regularisation charge for land	Not applicable
iv)	OSR Charges	Not applicable
v)	MIDC for CMWSSB **	Rs.18,00,000/- (Rupees ^{Nineteen} Eighteen Lakhs ^{and Ten thousand only} only) <i>19,10,000/- **</i>
vi)	Infrastructure & Amenities Charges	Rs.37,70,000/- (Rupees Thirty Seven Lakhs and Seventy Thousand only)
vii)	Shelter Fee (75% of I&A)	Rs. 28,30,000/- (Rupees Twenty Eight Lakhs and Thirty Thousands only)
viii)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)

** DD for **Rs.18,00,000/-** (Rupees ~~Eighteen Lakhs only~~) should be drawn in favor 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 **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.**
 - (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, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.,
 - (vii) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
5. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.
6. 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 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 Annexure-XIV to DCR, 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.
- 7) 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.

8) You are also requested to furnish 5 sets revised plan rectifying the following defects and required particulars.

- 1 The Structural Engineer has to sign in the Plans and also furnish PP-1& PP-2 forms signed by the Structural Engineer.
- 2 Setback as per APPAS at crucial points and from upper floor projection to be shown.
- 3 Fire escape staircase to be specified in all floor plans as per APPAS.
- 4 Sizes of Splay as per the DR to be provided.
- 5 Title & Area statement needs revision.
- 6 Road name to be shown.
- 7 Landscape area shown in the site plan to be removed.
- 8 EB room proposed at stilt floor as a 10% non FSI area is renamed as Meter room.
- 9 Sheet Nos 2/6 & 6/6 are to be removed from the set of plan.
- 10 North direction to be shown.
- 11 Plan incorporating DF&RS conditions to be furnished before issue of Planning Permission.
- 12 Acceptance of conditions laid down by DF & RS and other agencies to be furnished.
- 13 A copy of PATTA & TSLR pertain to the site u/r duly attested by the revenue official not below the rank of Deputy Tahsildar to be furnished.
- 14 Clear height up to the bottom of beam in stilt floor to be shown in the plan.
- 15 The OSR shown in the plan to be gifted and handed over to CMDA.
- 16 Structural designs vetted by PWD shall be obtained before issuance of Planning permission.

9) This demand notice (DC advise) pertaining to the existing building falls within the jurisdiction of Commissioner, Greater Chennai Corporation.

Yours faithfully,


for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

Copy to:

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

