



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan 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

Letter No. C3(S)/5033/2017

Dated: 10.2017

To

M/s.Krishna Constructions Chennai (P) Ltd.,

(GPA for (i) Krishna S.Murti (ii) K.Srinivasa Murthy (iii) S.Jayashree (iv) Jayaprakash Sathya Murthy & (iv) Sandhya Sathyamurthy)

Represented by its Director Thiru. E.As swath Kumar Reddy

No.270, R.K.Mutt Road, Mylapore, Chennai – 600 004.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the proposed construction of Stilt floor + 7 floors + 8th floor (Part) – Residential Building with 14 Dwelling units & Gym with Change Room in 8th floor (Part) at Door No. 23, New No. 38, Thanikachalam Road, T.S. No. **6422**, Block No. **139** of **T.Nagar Village**, Chennai - Proposal recommended and forwarded to the Government – DC advice Sent – Reg.

- Ref:**
1. Planning Permission Application received in APU No. MSB/2017/000202 dt.07.04.2017.
 2. Traffic Police NOC Letter Rc. No. Tr./License/490/10542/2017 dt.19.06.2017.
 3. Agenda & Minutes of 237th MSB Panel meeting held on 26.07.2017.
 4. This office letter even No. dt.28.07.2017 addressed to the Government.
 5. Government letter (Ms) No. 162, H&UD Department dt.07.09.2017.
 6. Applicant letter dt.21.09.2017.
 7. The Sub-Registrar, T.Nagar SRO Letter No. 407/2017 dt.10.10.2017.

The Planning Permission Application received in the reference 1st cited for the the proposed construction of Stilt floor + 7 floors + 8th floor (Part) – Residential Building with 14 Dwelling units & Gym with Change Room in 8th floor (Part) at Door No. 23, New No. 38, Thanikachalam Road, T.S. No. **6422**, Block No. **139** of **T.Nagar Village**, Chennai was examined. To process the application further, you are requested to remit the following by **7** ^{nine} **(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 MSB (South) Division, Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-600008 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):



Sl. No.	Charges	Balance Amount to be remitted
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,00,000/- (Rupees One lakh only)
2.	Balance Scrutiny Fee	Rs.15,000/- (Rupees Fifteen thousand only)
3.	Regularization Charge for unauthorized amalgamation	Rs.1,25,000/- (Rupees One lakh and twenty five thousand only)
4.	Open Space Reservation Charge	Nil
5.	Security Deposit (For Building)	Rs.17,00,000/- (Rupees Seventeen lakh only)
6.	Security Deposit for STP	Nil
7.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)
8.	Infrastructure & Amenities Charges	Rs.11,25,000/- (Rupees Eleven lakh and twenty five thousand only)
9.	Shelter fee	Rs.8,75,000/- (Rupees Eight lakh and seventy ^{fifty} five thousand only)
10.	Premium FSI Charge <i>Rs 2,30,50,000/-</i>	Rs.2,25,25,000/- (Rupees Two crore twenty ^{thirty} nine lakh and twenty ^{thirty} five thousand only)

You are requested to remit a sum of **Rs.500/-** (Rupees Five hundred) towards **Flag day contribution.**

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.

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.

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).

2. i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise 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, Regularization Charges, OSR Charges & Premium FSI Charge.**
- 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 Order issued in the reference 14th cited".

- 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.
3. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.
4. 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 in 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 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.
5. You are also requested to furnish a Demand Draft drawn in favour of the **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board**, Chennai – 600 002, for a sum of **Rs.5,75,000/-** (Rupees Five lakh and seventy five thousand only) towards **Infrastructure Development charge**. The Infrastructure Development charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Sec.81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.
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 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.
7. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of The commissioner, Corporation of Chennai, Chennai.
8. An Undertaking to abide the terms and conditions put forth by CMDA / DF&RS / Commissioner of Police (Traffic) / AAI in Rs.20/- Stamp Paper duly notarized has to be furnished.
9. **You are also requested to furnish the following :**
- 1) Revised Plans rectifying the following drafting defects:
 - (i) 3 Nos. of Meter rooms are to be provided for the proposal.
 - (ii) Correct site dimensions are to be mentioned in the site plan.
 - (iii) Distance between Open D.G. Set and Building to be mentioned.

- (iv) Foundation details shown in the site plan to be removed.
 - (v) Building dimension to be mentioned in the site plan.
 - (vi) Basement line shown in the site plan is to be properly mentioned.
 - (vii) Width of Thanickachalam Road & Rajammal Street to be mentioned in the site plan.
 - (viii) Area statement and proposal title requires correction.
 - (ix) Splay of size 3.00m x 3.00m shown in the site plan to be indicated properly.
 - (x) Dimension of Security Room to be mentioned in the site plan.
 - (xi) Sump for rain water harvesting to be provided in the site plan.
 - (xii) OHT for Fire fighting to be provided in the Terrace floor Plan.
 - (xiii) Both Entry & Exit Gates are to be provided with Bell Mouth entry.
 - (xiv) Dimensions shown in the floor plans are to be legible.
 - (xv) Split up dimensions do not tally with over all dimension.
 - (xvi) 1/3rd Terrace floor plan to be reserved for Photovoltaic Solar Panel.
 - (xvii) Section & Elevation requires correction with reference to individual floor plans.
 - (xviii) Total height of the building to be mentioned from the existing Ground level.
- 2) NOC from DF&RS for the proposal is to be furnished.
 - 3) Copy of Legal heirship Certificate for Tmt.Balasundarammal.
 - 4) Copy of Death certificate & legal heirship certificate of Tmt.Lakshmi Krishnamurth D/o Tmt.Balasundarammal
 - 5) Copy of Death certificate of Thiru.K.Krishnamurthy.
 - 6) Approved Demolition Plan not furnished.
 - 7) Undertaking in Rs.20/- Stamp paper to avail Premium FSI.

o/c

Yours faithfully,

[Signature]

for **MEMBER-SECRETARY**

[Signature]
30/10/17

[Signature]
01/11/17

Copy to:

1. **The Senior Accounts Officer**
Accounts (Main)
CMDA, Chennai 600 008.
2. **The Executive Officer,** *The Commissioner,*
Mangadu Town Panchayat, *Greater Chennai Corporation*
Mangadu, Chennai. *Chennai-3*

