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	<p align="center">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</p>
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Letter No. C3 (S)/7879 /2017



Dated: 16.02.2018

To


M/s. Equitas Development Initiative Trust
(Power Holder for Sri Dakshinamnaya Sringeri Saradha Peedam)
 769, 4th floor, Spencer Plaza, Anna Salai,
 Chennai – 600 002.

Sir,

Sub:	CMDA – APU – MSB (South) Division – Planning Permission for the Proposed Revision to the earlier approved plan for the construction of Basement Floor + Ground floor + 1 st Floor to 6 th Floor – Hospital Building at Door No.175, Tambaram – Velachery Main Road, Gowrivakkam, Chennai. bearing S.No.81/1B2 of Gowrivakkam Village submitted by – M/s. Equitas Development Initiative Trust (Power holder for Sri Dakshinamnaya Sringeri Saradha Peetam) - Remittance of DC & Other Charges – Reg.	
Ref:	1.	Earlier Planning permission was issued by this office letter No.C3(S)/3158/2013 dated. 06.04.2016.
	2.	Planning Permission Application received in APU No.MSB/344/2017
	3.	This office letter even no. dated 06.04.2016. addressed to The Executive Officer, Sembakkam TP.
	4.	GPA from Sri Dakshinamnaya Sringeri Saradha Peetam to Equitas Development Initiative Trust in certificate no.IN-KA245302273091450 dated 14.10.2016 by Indian Non Judicial Govt. of Karnataka.
	5.	Applicant letter dated 31.05.2017.
	6.	Minutes of the 238 th MSB panel meeting held on 27.10.2017
	7.	This office letter even no. dated 13.11.2017 addressed to the Government.
	8.	Government Lr.(Ms) No. 03, H&UD (UD1) Department, dated 09.01.2018.

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Please see applicant copy

Received by Applicant copy

 20/2/18

K.P. Subramanian
 MSB 20/2/18
 Development Initiative Trust
 8939649850

The Planning Permission for the Proposed Revision to the earlier approved plan for the construction of Basement Floor + Ground floor + 1st Floor to 6th Floor – Hospital Building at Door No.175, Tambaram – Velachery Main Road, Gowrivakkam, Chennai. bearing S.No.81/1B2 of Gowrivakkam Village submitted by – **M/s. Equitas Development Initiative Trust (Power holder for Sri Dakshinamnaya Sringeri**

Saradha Peetam)-is under process. To process the application further, after adjustment of earlier DC charges in the reference 1st cited, you are requested to remit the following by 3(Three) 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	Charges/Fees/ Deposits	Total Amount for the present PPA	Already remitted in file No.C3 (S) /3158/2013 vide Receipt.No. 02538 dated 25.09.2015	Balance To be paid
i)	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.1,55,000/- (Rupees one lakh fifty five thousand only)	Rs.1,75,000/-	Nil
ii)	Regularisation Charges	NA Already collected	Rs.50,000/-	Nil
iii)	Balance Scrutiny fee	(Rs.20,000 - Rs.10,000) Rs.10,000/-	Not adjustable one	Rs. 10,000/- (Rupees ten thousand only)
iv)	Security Deposit (For Building)	Rs.21,00,000/- (Rupees Twenty one lakhs only)	Rs.22,40,000/- (Applicant already furnished BG in certificate no.IN-KA3539855305 4577N dated 05.10.2015)	Revised Bank guarantee for the period of 5 years from the date of DC advice to be furnished.
v)	Security Deposit (STP)	Rs.1,20,000/- (Rupees One lakh twenty thousand only)	Rs.1,30,000/- receipt No.SD/206 dated 25.09.2015	Nil

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vi)	Security Deposit for Display Board	Rs.10,000	Not adjustable one	Rs.10,000/- (Rupees Ten Thousand only)
vii)	Infrastructure & Amenities charges	Rs.27,75,000/- (Rupees Twenty seven lakhs and seventy five thousand only)	Rs.31,10,000/- receipt No.02539 dated 25.09.2015)	Nil

You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

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.

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.

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**, 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 **for amount payable towards I&A charges** from the date of issue of the advice up to 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. 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 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. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.
 - 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.
 - a. 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.
 - b. 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.
- xiii) An Undertaking to abide the terms and conditions put forth by Police(Traffic) DF&RS, AAI & IAF in Rs.20/- Stamp Paper duly notarized.

5. 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.

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

7. You are also requested to furnish the following particulars:

1.Revised plan rectifying the following defects.

- i) The site boundary with reference to MFB & as on site condition to be given.
- ii) The site boundary shown for all floor plan is not required. The site boundary may be shown for ground floor plan only.
- iii) The building dimensions for all the floors has to be mentioned.
- iv) The Automated car parking shown in the basement floor and the usage of the remaining areas is not mentioned. The usage to be mentioned.
- v) 2 Nos. staircases to basement floor are to be shown.
- vi) Fire escape staircase to be specifically mentioned.
- vii) The length of the stretcher ramp and its slope ration to be given.
- viii) The Entry & Exit for stretcher ramp to be mentioned.
- ix) The word 'gifted road' to be removed.
- x) The area statement is given in all the sheet and it may be given in the first sheet only.
- xi) The provision for differently abled person & Meter room to be shown/mentioned in the plan.
- xii) The details of sumps & STP to be given.
- xiii) Key plan is to be drawn in the site plan sheet.
- xiv) The lightning arrestor to be shown in the section and elevation.

- xv) The height of the building to be mentioned from the FGL and total height of the building to be mentioned from the existing ground level.
- xvi) OHT details are to be given in the terrace floor plan.
- xvii) The 1/3rd of terrace floor to be provided with solar photo voltaic system.
2. Revised NOC's from DF&RS, Police (Traffic), TNPCB for Medical waste disposal IAF and AERB(Atomic Energy Regulatory Board) for the proposal to be obtained.
 3. Structural design details vetted by PWD to be obtained
 4. Earlier approved plan, Permit & Covering letter in original to be surrendered.

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Yours faithfully,

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16/2/18

for **MEMBER-SECRETARY**

Copy to:

senior

1. The Chief Accounts Officer,
Accounts (Main) Division, CMDA,
Chennai – 600 008.
2. The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003

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13/02/18

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