

**BY REGISTERED POST ACK DUE**

**From**

The Member Secretary  
Chennai Metropolitan Development Authority  
No.1, Gandhi Irwin Road,  
Egmore, Chennai-600008.

**To**

M/s.Mahendrakumar and Sons and  
3 others.  
No.137, North Usman Road,  
T.Nagar, Chennai – 600 017.

**Letter No. BC1/1965/2016**

**Dt. 19.04.2017**

**Sir,**

Sub: CMDA – Area Plans Unit – ‘B’ Channel (Central) – Planning Permission for the proposed construction of Stilt floor + 4 floors Departmental store cum Office building at Plot no.48, Old Door no.53, New Door No.29, North Usman Road & Nathamuni Street, T.Nagar, Chennai – 600 017 in T.No.5297 Block No.120, of T.Nagar village - Remittance of Development Charges & Other charges – Requested - Reg.

Ref: Your PPA received in SBC No. 88/2016, dated 29.01.2016.

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The Planning Permission Application and revised plan received in the reference 1<sup>st</sup> cited for the proposed construction of Stilt floor + 4 floors Departmental store cum Office building at Plot no.48, Old Door no.53, New Door No.29, North Usman Road & Nathamuni Street, T.Nagar, Chennai – 600 017 in T.No.5297 Block No.120, of T.Nagar village is under scrutiny. To process the application further, you are requested to remit the following by **three** separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate receipt to the Area Plans Unit, 'B' Channel in CMDA.

		Charges worked out for this PPA	Charges/Deposits already paid in File No.BC1/16235/2012	Balance amount to be remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.28,000/-	Rs.35,000/- vide Rt. No.2717 dt.17.9.2013	/ nil /
ii)	Scrutiny Fee	Rs.750/-	.....	Rs.750/-
iii)	Regularisation charges for land	Rs.38,000/-	Rs.45,000/- vide Rt. No.2717 dt.17.9.2013	/ nil /
iv)	Infrastructure and Amenity charges for additional area	Rs.2,70,000/-	Rs.2,90,000/- vide Rt. No.2718 dt.17.9.2013	/ nil /



v)	Security Deposit for the proposed Development	Rs.2,20,000/-	Rs.65,000/- vide Rt. No.SD/317 dt. 17.9.2013	Rs.1,55,000/-
vi)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/- vide Rt. No.SD/317 dt. 17.9.2013	/ nil /
(viii)	MIDC Charges	Rs.1,47,500/-	Rs.72,000/- vide DD No.271212 dt. 16.09.2013 SBI	Rs.75,500/-
ix)	Flag day Fund (To be paid by cash in the CMDA cash counter)	Rs.500/-	.....	Rs.500/-

**NOTE:**

- i) Charges and deposits already received during the earlier approval in the reference 5<sup>th</sup> cited had been adjusted.
  - ii) Security Deposits are 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 or whole of the building/site to the approved plan, Security Deposit will be forfeited.
  - iii) Security Deposit for display board is refundable, when the display board as prescribed in the 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.
  - iv) In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the Security Deposit shall be forfeited without any further notice.
- 2) Payment received after 30 days from the date of issue of this letter attracts penal interest at the rate of 6% per annum (i.e. 0.5% per month) for item No. viii and for other items 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 due (however no interest is collectable for Security Deposits). If the due date for payment of charges to CMDA falls on public holidays, the next working day shall be taken as due date.
- 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) The measures stipulated by CMDA for rain water conservation to be adhered.
  - b) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(2)(b)
    - 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 Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.
    - iii) A report in writing shall be sent to CMDA 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 upto 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 CMDA of any changes 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 the exist of the previous Architect/Licensed Surveyor and entry of the newly appointed.
  - 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/she should enclose a copy of the completion certificate issued by CMDA along with his application tot 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 action the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
  - x) The new building should have mosquito proof for overhead tanks and wells.
  - xi) The sanction will be void abinitic if the conditions mentioned above are not complied with
  - xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
    - a) Undertaking (the format prescribed in Annexure-III to DR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, 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 in cases of Special Buildings and Group Developments.

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 Charges and other charges, etc shall not entitle the person to the planning permission, but only refund of the Development Charges and other charges (excluding Scrutiny Fee) in case 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 person 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 fall within the jurisdiction of The Greater Chennai Corporation.



8) You are requested to earlier approval plan, permit to this office.

9) You are requested to furnish 5 copies of revised plan after rectifying the following defects and also furnish the following particulars:

1. FSI to be shown correctly in area statement.
2. Site dimension as per patta and as on site dimension shown in the plan do not tally with Appas drawing dimension. Appas drawing dimension to be drawn in scale to tally with the site plan dimension.
3. SSC as per mentioned format to be furnished.
4. FSB(N)&SSB to be mentioned correctly as per appass dimension (4.54m & 4.03m).
5. Sump details to be shown correctly in site plan.

Yours faithfully,

*H. Praveen Reddy*  
20/4/17  
FOC for MEMBER-SECRETARY.  
20/4/17

Copy to:-

1. The Chief Accounts Officer  
Accounts (Main) Division  
CMDA, Chennai – 600 006.
2. The Commissioner,  
Greater Chennai Corporation  
Chennai 600 003