

BY REGISTERED POST ACK DUE

From

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

To

Thiru.Anilkumar Guptha & others.
6/19, Radhakrishnan Street,
T.Nagar,
Chennai – 600 017.

Letter No. BC1/21477/2018

Dt. 05.03.2019

Sir,

Sub: CMDA – Area Plans Unit – ‘B’ Channel (Central) – Planning Permission for the existing Stilt floor + 4 floors residential building with 72 dwelling units at Plot No.19, Senthil Nagar, Kundrathur, Chennai, comprised in S.No.67/2, 69/1&2 (Doc) S.No.67/18, 69/1A1B & 69/1A1C (patta) of Kundrathur village - Remittance of Development Charges & Other charges – Requested - Reg.

- Ref:**
1. Your PPA received in SBC No. 565/2018 dated 28.11.2018.
 2. G.O.Ms.No.86, H&UD Dept. dt.28.03.2012.
 3. G.O.Ms.No.303, H&UD Dept.dt.30.12.2013. (TNGG notification dt.29.1.2014)
 4. G.O. MS No.85, H&UD Dept. Dated 16.05.2017.
 5. G.O. MS No.135, H&UD Dept. Dated 21.07.2017.
 6. G.O. MS No.147, H&UD (UD1) Dept. Dated 26.10.2018.
 7. Office order No.14/2018 dated 12.12.2018.
 8. Earlier PP no. B/Spl/Bldg./392 A & B /2012 in letter no. BC1/2216/2011 dated 25.09.2012.
 9. Access Road gifted to CMDA vide Gift deed Doc. no.9793/2013 dated 11.08.2012 in file no. BC1/2216/2011.

The Planning Permission Application and revised plan received in the reference 1st cited for the existing Stilt floor + 4 floors residential building with 72 dwelling units at Plot No.19, Senthil Nagar, Kundrathur, Chennai, comprised in S.No.67/2, 69/1&2 (Doc) S.No.67/18, 69/1A1B & 69/1A1C (patta) of Kundrathur village is under scrutiny. To process the application further, you are requested to remit the following charges by online through payment gateway and produce duplicate receipt to the Area's Plans Unit, 'B' Channel 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.

		Charges worked out for this PPA	Charges/Deposits already paid in File No. BC1/2216/2011	Balance amount to be remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.94,000/-	Rs. 95,000/- Rt. No.001984 dt.23.7.2012	.....
ii)	Scrutiny Fee	Rs.13,000/-	Rs.10,000/- Rt. No.001984 dt.23.7.2012	Rs.13,000/-

iii)	Regularisation charges	....	Rs.80,000/- Rt. No.001984 dt.23.7.2012	.....
iv)	OSR	....	Rs.33,50,000/- Rt. No.001984 dt.23.7.2012	.....
v)	Infrastructure and Amenity charges for additional area	Earlier FSI area adjusted and Rs.1,14,000/-	Rs.19,75,000/- Rt. No.001985 dt.23.7.2012	Rs.1,14,000/-
vi.)	Security Deposit for building	Rs.16,20,000/-	Rs.3,80,000/- Rt. No.00185 dt.23.7.2012	Rs.12,40,000/-
vii)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/- Rt. No.00185 dt.23.7.2012	....
viii)	Shelter Fee	Rs.15,51,750/	.....	Rs.15,51,750/-
ix)	Premium FSI charges		Rs.43,00,000/- Rt. No.001986 dt.23.7.2012	.....
x)	Security Deposit for STP Charges	Rs.72,000/-	Rs. 72,000/- .Rt. No.00185 dt.23.7.2012	.....
xi)	Flag day Fund (To be paid by cash in the CMDA cash counter)	Rs.500/-	.....	Rs.500/-

Earlier PP no. B/Spl/Bldg./392 A & B /2012 in letter no. BC1/2216/2011 dated 25.09.2012 has been cancelled.

NOTE:

i) 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.

ii) 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.

iii) 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.

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- i. No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice for such payment.
- ii. Payment received after 30 days from the date of issue of this letter attracts penal interest at the rate of 12% per annum for amount payable towards DC for Land & Building, Regularization Charges, OSR Charges & Premium FSI Charges.
- iii. 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 thirty days up to 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) **The applicant interest for belated payment if any in respect of Shelter Fund has to be remitted.**
- iv) Interest for belated payment in respect of **shelter fees shall be remitted as applicable.**
- 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 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 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 revoked 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.

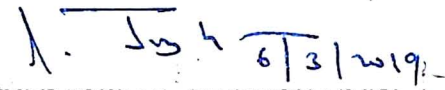
5) The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, etc shall not entitle the person to the planning permission, but only refund of the Development 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.

6) This Demand Notice (DC Advice) pertaining to the proposed construction fall within the jurisdiction of The Kundrathur Town Panchayat.

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

1. PP forms and revised plans duly signed by the present owners to be furnished.
2. STP pump room is not permissible in setback space which is to be demolished before issue of Planning Permission.
3. Building dimensions (including OTS and duct dimensions) & setback dimensions are to be shown as per the actual site condition.
4. 2 nos. of Two wheeler to be additionally provided (total two wheeler parking requirement – 79 nos.) and also two wheeler parking to be rearranged in site cum stilt floor plan.
5. Originals of earlier approved plan, permit, original letter vided PP no. B./Spl/Bldg./392 A & B /2012 lr. no. BC1/2216/2011 dated 25.09.2012 to be surrendered.
6. PP1 and PP2 , CC1 & CC3 in prescribed format to be furnished.
7. Terrace floor plan and section AA are to be shown correctly.
8. Sump for domestic to be shown in the site cum stilt floor plan.
9. Legal opinion from Govt. pleader for the present ownership to be furnished.

Yours faithfully,

for  6/3/19
for PRINCIPAL SECRETARY/
MEMBER – SECRETARY.

1. The Chief Accounts Officer
Accounts (Main) Division
CMDA, Chennai – 600 006.
2. The Executive Officer,
Kundrathur Town Panchayat,
Chennai 600 003