

BY REGISTERED POST ACK DUE**From**

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

To

M/s. Rajkishore Developers (P) Ltd.
No.70/20, 7th Street, Kumaran Colony,
Vadapalani,
Chennai-600026.

Letter No. BC1/5629/2016**Dt. 21.09.2017****Sir,**

Sub: CMDA – Area Plans Unit – ‘B’ Channel (Central) – Planning Permission for the proposed construction of existing Basement Floor + Stilt + 3 floors + 4th floor part, residential building with 54 dwelling units at Plot no.5, 6/1, 6/2 & 6/3, Kumaran Colony 7th Street, Vadapalani, Chennai - 26 in Old S.No.163/1, & 164/1, T.S.No.7, 8, 9, 10, 11 &24, Block No. 3 of Saligramam village - Remittance of Development Charges & Other charges – Requested - Reg.

- Ref:
1. Your PPA received in SBC No. 253/2016, dated 28.03.2016.
 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. Govt.Lr.no.6188/UD4 (3)/2017-18 dated 13.6.2017.

The Planning Permission Application and revised plan received in the reference 1st cited for the for the proposed construction of existing Basement Floor + Stilt + 3 floors + 4th floor part, residential building with 54 dwelling units at Plot no.5, 6/1, 6/2 & 6/3, Kumaran Colony 7th Street, Vadapalani, Chennai - 26 in Old S.No.163/1, & 164/1, T.S.No.7, 8, 9, 10, 11 &24, Block No. 3 of Saligramam 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 in already approved in b/f No.BC1/3164/2013	Balance amount to be remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.1,10,000/-	Rs.1,10,000/- (Rt.No.2319 dt.20.8.2013)	Nil
ii)	Scrutiny Fee	Rs. 10,860/-	Nil	Rs. 10,860/-



iii)	Regularisation charges for land		Rs.2,35,000/- (Rt.No.2319 dt.20.8.2013)	/ nil /
iv)	Security Deposit for the proposed Development	Rs.19,20,000/-	Rs.4,50,000/- (SD/274 dt. 20.8.2013)	Rs.14,70,000/-
v)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/- (SD/274 dt. 20.8.2013)	/ nil /
(vi)	Infrastructure and Amenity charges for additional area	Rs.20,10,410/-	Rs.16,90,000/- (SD/2320 dt. 20.8.2013)	Rs.3,20,410/-
(vii)	MIDC Charges	Rs.12,86,400/-	Rs.5,65,000/- (DD No.61518 dt.19.08.2013)	Rs.7,21,400/-
(viii)	Shelter fund	Rs.15,07,810/-	Nil	Rs.15,07,810/-
(ix)	Premium FSI charges	Rs.2, 34,36,010/-	Nil	Rs.2, 34,36,010/-
(x)	Flag day Fund (To be paid by cash in the CMDA cash counter)	Rs.500/-		Rs.500/-
	Total			Rs.2,74,67,020/-

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.

2) 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.

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 void abinitio 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 water supply and sewerage infrastructure improvement 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 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 furnish 5 copies of revised plan after rectifying the following defects and also furnish the following particulars:

1. Overhead Tank, lift machine room overall measurements to be shown in the Terrace floor plan.
2. Balcony, ward rope and other projections in 1st to 4th floor to be shown as dotted line in stilt floor plan.
3. Tittle and area statement needs correction.
4. Site under reference Setback details all around the building to be shown correctly as on site condition.
5. Section and elevation to be shown correctly.
6. As on site and as per Patta measurement to be shown correctly.
7. CC1, & CC2 in the prescribed format to be furnished.

Yours faithfully,

N. Shreegandhi
22/9/17
for MEMBER-SECRETARY.

Copy to:-

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

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22/9/17