

BY REGISTERED POST ACK. DUE.

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 08.

To

Thiru. Suneel H. Shah,
47/24, Thirumalai Pillai Road,
T. Nagar,
Chennai-600 017.

Letter No. BC1/8191/2016

Dated: 20.06.2016

Sir,

Sub: CMDA – Area Plans Unit – ‘B’ Channel (Central) – Planning Permission – Proposed construction of Stilt + 3 Floors, Office Building at Old Door No.24, New Door No.47, Thirumalai Pillai Road, T. Nagar, Chennai – 17 in T. S. No.4795/2, Block No.109 of T. Nagar Village – Remittance of Development Charges & Other Charges – Requested – Regarding.

Ref: 1. Your PPA received in SBC No.351/2016, dated: 19.05.2016.
2. G.O.Ms.No.86, H & UD Department, dated: 28.03.2012.
3. G.O.Ms.No.303, H & UD Department, dated: 30.12.2013
4. G. O. (3D) No.40, H & UD (UD-V) Department, dated: 08.07.2015.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt + 3 Floors, Office Building at Old Door No.24, New Door No.47, Thirumalai Pillai Road, T. Nagar, Chennai – 17 in T. S. No.4795/2, Block No.109 of T. Nagar Village is under scrutiny. To process the application further, you are requested to remit the following by 5 separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai-8 at cash counter (between 10.00A.M. to 4.00 P.M.) in CMDA and produce the duplicate receipt to the Area Plans Unit, ‘B’ Channel in Chennai Metropolitan Development Authority or you may also remit the following charges and Deposit through online gateway payment in Indusind Bank A/c.No.100034132198, IFSC Code No.INDB0000328 and inform to this office.

i)	Development charges for land and Building under Sec.59 of T & CP Act 1971	Rs.20,000/- (Rupees Twenty thousand only)
ii)	Scrutiny Fee	Rs.1,500/- (Rupees One thousand & Five hundred only)
iii)	Regularisation Charges for land	NIL
iv)	Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and handed over as per DR Annexure-XX)	Nil
v)	Security Deposit for the proposed Development	Rs.1,70,000/- (Rupees One lakh and seventy thousand only)
vi)	Security Deposit for Septic tank with up flow filter	NIL
vii)	Security Deposit for Display Board	Rs.10,000/- (Rupees ten thousand only)
viii)	Infrastructure and Amenity charges	Rs.1,95,500/- (Rupees One lakh ninety five thousand and five hundred only)
ix)	Flag day charges	Rs.500/- (By Cash) (Rupees five hundred only).

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. Payment received after 30 days from the date of issue of this letter (If the due date for payment of charges to CMDA falls on public holiday, the next working day shall be taken as due date) attracts penal interest at the rate of 6% per annum (i.e., 0.5% per month) for item No. viii and 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).

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 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 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.
- vi) 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.

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- 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 completed with
 - xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
 - a) Undertaking (in 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 a 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. You are also requested to furnish a Demand Draft in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2, for sum of Rs.1,03,000/- (Rupees One lakh and three thousand only) towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec.6 (xii) 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 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 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 (D.C. Advice) pertaining to the proposed construction falls within the jurisdiction of Greater Chennai Corporation.

8. You are requested to furnish the 5 sets of revised plans rectifying the following defects:

- 1) As per undertaking given by you during the appeal you should be provided the following:
 - i. 2 Cars to be provided for Physically Challenged person(PCP).
 - ii. Ramp with hand rails
 - iii. Hand rails for staircase
 - iv. Wheel chair at lift and also submit the revised plan with dimension as per Inspection report of Chennai Metropolitan Development Authority.
- 2) You should erect the permanent compound wall along the frontage of the site so as to ensure the availability of the clear 4.5m Front set back on south west corner by carrying out the demolition of the cantilever projection of the building as laid in the Government order conditions.
- 3) Plan to be drawn correctly as per site conditions for all floor plans.
- 4) Driveway & Turning radius not shown in site plan.
- 5) Car park lots 1 & 2 have not aisle width.
- 6) Building dimensions to be shown correctly as per site condition in all floor plans.
- 7) Site dimension to be shown correctly as per patta & as per site & set back dimension as per site condition not correctly shown in site plan.



- 8) Area statement not shown correctly & plat extent as per document as per patta and as per site to be shown correctly.
- 9) Habibullah road not shown in key plan & site plan & actual width of Thirumalai Pillai Road at both corners of site not shown & the junction of Habibullah road not clearly shown.
- 10) Height of building No. of floors & stilt height to be shown as on site condition.
- 11) 'Open Terrace' to be indicated in Terrace floor plan.
- 12) Erection of Solar photo voltaic system for 1/3rd area of terrace to be shown in terrace floor plan.
- 13) 'T. Nagar Village' to be mentioned in title of plan.
- 14) All column size & distance between columns & overall building dimensions on all sides to be shown in site plan.
- 15) North point to be shown correctly.
- 16) Structural Stability Certificate as per prescribed format to be furnished.
- 17) Concerned Tahsildar's certificate for the site under reference is not a water body / not a poramboke land / not covered under land ceiling / not covered under land acquisition is to be furnished.
- 18) Road width to be shown for both abutting needs in site plan.

Yours faithfully,

FOC *h. Shanthi*
for MEMBER-SECRETARY
23/6/16
23/6/16

Copy to: 1. The Chief Accounts Officer,
Accounts (Main) Division,
CMDA., Chennai-8.

2. The Commissioner,
Greater Chennai Corporation,
Chennai - 3.

SN.21.06