



Letter No.C4/21597/2018

Dated : 04.2019

To

St. Ann's Matriculation School,
88/4A, Ragunathapuram Main Road,
Mangadu,
Chennai – 600 122.

Sir,

Sub: CMDA – Area Plans Unit – B Channel (Central) – Planning Permission for the proposed additional construction of Primary School building, Block II – proposed Ground Floor, School building and Block III – proposed Ground Floor + First Floor, Staff Quarters in addition to the existing approved Block I – Ground Floor + First Floor School building at Ragunathapuram main road in R.S.Nos. 88/4A, 88/4B, 88/4C & 93/2 of Mangadu village - Development charges to be remitted – Reg.

- Ref: 1. Your PPA received in SBC No. INST/2018/000579 dated 30.11.2018.
2. G.O.Ms.No.161, H&UD Dept., dt.09.09.2009
 3. G.O.Ms.No.86, H&UD Dept., dt.28.03.2012
 4. G.O.Ms.No.303, H&UD Dept., dt.30.12.2013 (TNGG Notification dt.29.01.2014)
 5. G.O.Ms.No.85, H&UD Dept., dt.16.05.2017
 6. Govt. lr .no.6188/UD4(3)/2017-18 dated 13.6.2017
 7. G.O.Ms.No.135, H&UD Dept., dt.21.07.2017
 8. Earlier PP approved vide PP.No.C/8429/10 A & B /2014 in letter no. C4/1167/2013 dated 28.3.2014.

The Planning Permission Application for the proposed additional construction of Primary School building, Block II – proposed Ground Floor, School building and Block III – proposed Ground Floor + First Floor, Staff Quarters in addition to the existing approved Block I – Ground Floor + First Floor School building at Ragunathapuram main road in R.S.Nos. 88/4A, 88/4B, 88/4C & 93/2 of Mangadu 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 Plans Unit, B Channel (Central) 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.

Sl No.	Description	Charges worked out for this PPA	Charges/Deposits already paid in file No.C4/1167/2013	Balance amount to be remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.45,000/-	Rs.40,000/- Rt.No.05388 dt.5.3.2014	Rs. 5,000/-
ii)	Scrutiny Fee	Rs.8,200/-	--	Rs.8,200/-
iii)	Regularisation charges	NIL	Rs.3,56,000/- Rt.No.05388 dt.5.3.2014	NIL
iv)	Security Deposit for building	Rs.6,60,000/-	Rs.3,82,400/- Rt.No.SD/655 dt.5.3.2014	Rs.2,78,000/-
v)	Infrastructure and Amenity charges for additional area	Rs.3,54,000/-	Earlier Appd. Area Adjusted	Rs.3,54,000/-
vi)	Shelter Fee	NIL	NIL	NIL
vii)	Flag Day charges	Rs.500/-

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) 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.
 - 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 Mangadu Town Panchayat.

i. Security Deposits are refundable amount without interest on claim, after issue of completion certificate from 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. In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the Security Deposit will be forfeited without any further notice.

iii) Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 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.

iv) The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

7) The issue of Planning Permission will depend on the compliance/fulfillment of the conditions/payments stated above.

8) Non provision of Rain Water Harvest structures as shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of DR and Enforcement action will be taken against such development.

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

1. Structures in the setback space ~~to~~ to be demolished.
2. Colour notation to be shown in the plan. *and in*
3. *In* Block no.3. FF entrance to be shown correctly, Block no.1 proposed additional construction to be coloured.
4. Area statement and title of the plan to be shown correctly.
5. Section and elevation to be shown correctly
6. PP1, PP2, CC1, CC3 to be furnished in prescribed format.
7. The office room and toilet in GF (block I) to be shown as per actual condition.
8. In Block II Toilet for PCP with handrail provisions to be shown and mentioned in the plan.
9. PWD conditions to be incorporated in the plan.
10. Site boundary measurements as per site/ as per FMB to be mentioned and setback to be shown from the least dimension line.
11. Parking shown in the Channel portion to be shifted and rearranged.
12. Culvert measurements as per PWD NOC to be incorporated in the plan.
13. Channell portion to be corrected in site plan.
14. STP design with calculation obtained from professional Engineer to be furnished and the same to be incorporated in the plan.
15. Affidavit to comply the conditions stipulated in PWD NOC to be furnished.
16. Affidavit to comply the Sampath Committee Rule to be furnished.
17. Individual FMB to be furnished for S.No.94 of Mangadu village.
18. Earlier Original approved plan, permit and letter to be surrendered.
19. Conditions acceptance letter to be furnished.

Yours faithfully,

[Signature]
16.4.19

o/c for PRINCIPAL SECRETARY/
MEMBERSECRETARY.

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 008.
2. The Commissioner,
Mangadu Town Panchayat,
Chennai.

b 11/4/19 *WS* 25/4/19

