



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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Letter No.C4/6370/2017

Dated : 06.06.2018

To

Brahmachari Vinayamrita Chaitanya  
Mata Amirtanandamayi Math,  
132, Arcot Main Road,  
Virugambakkam,  
Chennai

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel Central Dn. -  
Planning Permission for the Proposed construction of Ground  
floor + 2 floors School building in S.Nos. 141/2B1A, 163/1,  
163/2, 165/1A, 168/1A, 169, 170/1, 171, 172 & 173/2 of  
Paraniputhur village - Development charges to be remitted -  
Reg.

- Ref: 1. Your PPA received in No. INST/191/2018 dated 20.04.2018.  
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. Ir.no.6188/UD4(3)/2017-18 dated 13.6.2017  
7. G.O.Ms.No.135, H&UD Dept., dt.21.07.2017

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The proposal received in the reference 1st cited for the Proposed construction of Ground floor + 2 floors School building in S.No.141/2B1A, 163/1, 163/2, 165/1A, 168/1A, 169, 170/1, 172 & 173/2 of Paraniputhur village has been examined and found approvable. You are requested to remit the following charges by Seven separate Demand Drafts of a Nationalised Bank in Chennai City drawn in favour of "The Member Secretary, CMDA, Chennai-8", at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Area Plans Unit, 'B' Channel Central Division in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for Land & Building under Sec.59 of T&CP Act 1971	Rs. 1,10,000 /- (Rupees One Lakh Ten thousand only)
ii)	Scrutiny Fee	Rs.20,000/- (Rupees Twenty thousand only)

iii)	Regularization charges	Rs.6,15,000/- (Rupees Six lakhs Fifteen thousand nly)
iv)	Security Deposit for Building	Rs.27,40,000/- (Rupees Twenty seven lakhs Forty thousand only)
v)	Security Deposit for STP	Rs. 2,56,000/- (Rupees Two lakhs Fifty six thousand only).
vi)	I&A charges	Rs. 47,98,000/- (Rupees Forty Seven lakhs Ninety Eight thousand only).
vii)	Shelter Fund	Rs.35,98,500/- (Rupees Thirty Five lakhs Ninety eight thousand five hundred only)
Viii)	Flag day charges (cash only)	Rs. 500/- (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) 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 exits 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 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 falls within the jurisdiction of Kundrathur Panchayat Union.

7) You are requested to furnish the 5 sets of revised plans and the following required particulars.

- i. Two wheeler parking (126 Nos.), physically challenged person car parking (3 Nos.) and cycle parking (1253 Nos.) to be provided as per DR.
- ii. The land (site under reference) should be filled with earth with proper compaction to the minimum level of existing top level of culvert on south side of the applicant land to protect the site from inundation during floods. The all round pavement level within the entire site should not be less than top level of culvert.
- iii. All Individual FMBS and Combined FMB showing the site u/r, PWD channel and existing approved layout duly attested by concerned D.T. to be furnished.
- iv. Building dimensions not drawn as per original size which are to be drawn as per correct size & incorporates in all floor plans.
- v. Outer walls and door are to be provided for meeting hall in typical floor plan.
- vi. Culvert to be mentioned and also its size to be shown in Site plan.
- vii. Basement height to be provided as 0.90m instead of 0.60m.
- viii. Parapet wall height (1.0m) and the height between terrace floor level and the bottom of OHT (<1.5m) to be shown in section.
- ix. Category of School to be mentioned in Title of plan.
- x. Site dimensions as per FMB and as per site to be mentioned and also to be shown correctly.
- xi. Break up dimensions to be shown on all sides in all floor plans.
- xii. PP1 and PP2 in prescribed format to be furnished.
- xiii. 3 nos. of sumps and STP in Site plan, 3 nos. of OHT in terrace floor plan are to be shown.
- xiv. Design sufficiency certificate for the provision of STP to be obtained from the qualified professionals.
- xv. Undertaking in Rs.20/- notorised stamp paper to abide the conditions stipulated in the lease agreement dated 17.10.2016 executed by PWD to be furnished.
- xvi. Undertaking in Rs.20/- notorised stamp paper to abide the conditions stipulated in the NOC issued by PWD letter dated 12.3.2018 to be furnished
- xvii. You should modify the constructed culvert to its full width of the PWD channel which was already approved vide letter No.T1/141/Paraniputur 29.08.2016 and agreement signed with EE/PWD/WRD Kosasthalaiyar basin division Thiruvallur, vide letter No.DB/JDO-1/F-1917/NOC /2016-17.10.2016
- xviii. The copy of letter No.T1/141/Paraniputhur dated 29.08.2016 to be furnished.

Yours faithfully,

for MEMBER-SECRETARY.

o/c  
6/10/18  
06/10/18  
06/10/18  
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Copy to:

1. The Chief Accounts Officer,  
Accounts (Main) Division,  
CMDA, Chennai-600 008.
2. The Commissioner,  
Kundrathur Panchayat Union,  
Chennai.

