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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/SB/C/347 /2019,

Dated: 21.06.2019

To

M/s. Shanbagam Estate Pvt. Ltd.
Rep. by its Authorised signatory Thiru.Sanker
Swathi Sahana Apt,
B4, 3rd Floor, 6/55, K.B.Dasan Road,
Tynampet,
Chennai – 600 018.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (Central) - Planning Permission for the proposed construction of Group Development of 2 blocks, Block A having Ground floor + 2 floors, Residential building with 46 dwelling units, Block B having Ground floor + 1st floor, Commercial building (Shop) at Plot No. 7, 12m wide road, Kuthambakkam, Chennai, comprised in S.No. 803/1P2 part, 1Q part, 1R part of Kuthambakkam village within the limit of Poonamallee Panchayat Union Limit – Remittance of DC & Other charges – DC advice Sent – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/SB/C/347/2019, dated 27.05.2019.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 6. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
 7. Officer Order No.7/2019 dated 12.03.2019.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Group Development of 2 blocks, Block A having Ground floor + 2 floors, Residential building with 46 dwelling units, Block B having Ground floor + 1st floor, Commercial building (Shop) at Plot No. 7, 12m wide road, Kuthambakkam, Chennai, comprised in S.No. 803/1P2 part, 1Q part, 1R part of Kuthambakkam village within the limit of Poonamallee Panchayat Union Limit within the limit of Greater Chennai Corporation is under process.

(4)

To process the application you are requested to remit the following charges by separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008, at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No.100034132198 (IFSC Code No. INDB0000328):

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹ 46,000/- (Rupees Forty six thousand only)
ii)	Balance Scrutiny Fee	₹ 7,000/- (Rupees Seven thousand Only)
iii)	Regularization charges	Nil
iv)	Open space & reservation charges	Nil
v)	Security Deposit (For Building)	₹ 5,85,000/- (Rupees Five lakhs eighty five thousand only)
vi)	Security Deposit for Display Board	₹ 10,000/- (Rupees Ten thousand only)
vii)	Security Deposit for STP	₹ 52,000/- (Rupees Fifty two thousand only)
viii)	Infrastructure & Amenities Charges	₹ 10,22,000 /- (Rupees Ten Lakhs twenty two thousand only)
ix)	Premium FSI Charges	Nil
x)	Shelter charges	Nil
xi)	MIDC Charges	Nil
xii)	You are also requested to remit the sum of Rs 500/- (Rupees Five Hundred only) by cash towards contribution of Flag Day	

The security deposit amount is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit amounts is refundable without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of/whole of the building/site to the approved plan, Security Deposit will be forfeited. Further, if the Security Deposit amounts paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

Security Deposit for Display Board is refundable when the display board as prescribed with 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.

2. a) No interest shall be collected on payment received within 30 days from the date of issue of the advise for such payment.

- b) 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
 - c) 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 30 days upto 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.
 - d) Accounts Division shall work out the interest and collect the same along with the charges due.
 - e) No interest is collectable for security deposit.
 - f) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.
 - g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
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) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under TNCDDBR:-
 - 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 Non High Rise Building, Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE), and Registered Developers (RD) shall be associated with the construction work till it is completed
 - iii) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
 - iv) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.
 - v) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.
 - vi) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of CMDA.



- vii) The owner or developer shall submit an application to CMDA in the first stage after completion of work up to plinth level requesting for issue of order for continuance of work.
- viii) The owner or developer through the registered professional shall submit to the designated officer of CMDA a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided.
- ix) If the services of the Registered Architect or Engineer on record are terminated he shall immediately inform CMDA about his termination and the stage of work at which his services have been terminated. The Registered Architect or Engineer appointed as replacement of the preceding Registered Architect or Engineer shall inform about his appointment on the job and inform CMDA of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.
- x) The Registered Architect or Engineer appointed shall inform CMDA immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
- xi) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) is changed, he shall intimate to CMDA by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.
- xii) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA.
- xiii) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in TNCDBR Annexure - XXIII.
- xiv) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.
- xv) a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.

- b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.
- c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.
- xvi) 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.
- xvii) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.
- xviii) 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.
- xix) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- xx) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- xxi) The new building should have mosquito proof overhead tanks and wells.
- xxii) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xxiii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of High Rise Buildings.
5. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the prepayment 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 Poonamallee Panchayat Union.
7. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:



8. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:

1. Corridor width for shop to be shown correctly.
2. Parapet wall height less by 0.60m. (Required – 1.2m > 1.5m, Provided – 0.6m)
3. Rain water Harvesting to be shown as per TNCDBR.
4. 1/3rd area of Terrace floor to be reserved for Solar Photo-Voltaic system as per TNCDBR.
5. Physically challenged person provisions such as 1:12 ramp, Handrail and Special toilet for physically challenged person in all floors to be provided as per CDBR.
6. Bathroom and WC for drivers or servants to be provided as per TNCDBR.
7. Open Transformer yard to be shown with dimensions in Site plan.
8. STP to be shown in Site plan and detail of STP with calculation to be shown in plan.
9. Design sufficiency certificate for STP from Registered Professional consultants to be furnished.
10. The word “Sunken” at OTS to be deleted in Residential Block.
11. The subtitle of Ground floor plan to be shown for residential Block.
12. Area statement, Title of plan, Road width, Terrace floor plan, Section and Elevation to be shown correctly.
13. Setback dimensions to be shown correctly in site plan and sump (3 nos.) to be shown in site plan.
14. Details for foundation, sump, STP, compound wall, dwarf wall, Rain water harvesting to be shown in plan.
15. Columns with size and column distance to be shown in site plan and also all columns to be shown in all floor plans.
16. Section for wall to be shown in plan.
17. Original copy of Legal opinion for the ownership rights of the site under reference to be furnished.
18. CMDA Registration copies for Developer, Architect, Structural Engineer, Construction Engineer and Geo-tech to be furnished and Structural Engineer to be signed in all plans.



19. Form B & Form C and Display format 2 nos as per the format prescribed in TNCD& BR to be furnished.
20. Usage of shops to be mentioned as per TNCDBR.
21. PCP Ramp to be provided as away from HT line buffer.
22. FMB to be furnished with deputy Tahsildar attestation.
23. Structural stability certificate from CMDA Reg. Structural Engineer to be furnished regarding the building (Structure and walls) with Light Gauge steel sections Cladded with ferrocement board .
24. Site plan and boundary measurements to be shown as per approved layout.
25. Terrace floor plan to be shown correctly.
26. An undertaking from Structural Engineer assuring that he is responsible for the Structural Stability and Safety of the proposed building which has to be build with Light Gauge steel sections Cladded with ferrocement board .

Yours faithfully,

J. J. J. J.
21/6/2019

for Chief Planner
Area Plans Unit

J. J. J. J.
21/6/19

Copy to:

1. The Chief Accounts Officer,
Accounts Main Division,
CMDA, Chennai-8.
2. The Commissioner,
Poonamallee Panchayat Union,
Chennai

