

BY REGISTERED POST WITH ACK.DUE



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/ 278/2019,

Dated: 08.07.2019

To

M/s.Rajini Foundation Pvt.Ltd.
Managing Director, Thiru.D.Sridhar,
Door No.2, Damodaran Street,
T.Nagar, Chennai - 600 017.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (Central) - Planning Permission for the proposed construction of Stilt floor + 4 floors, Residential building with 16 dwelling units at Plot No.361, Ponni Colony Main Road, Belly Area, 28th Cross Street, Anna Nagar, Chennai – 40 comprised in Old S.No.207 part, T.S.No.2/12, Block No.12 of Koyambedu village – Remittance of DC & Other charges – DC advice Sent – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/SB/C/278/2019, dated 08.05.2019.
 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. Office Order No.7/2019 dated 12.03.2019.
 8. Earlier approval issued by CMDA vide PP.No.B/Spl.Bldg./ 142 / 2017 in letter No.B3/18021 /2017 dt.09.05.2017.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt floor + 4 floors, Residential building with 16 dwelling units at Plot No.361, Ponni Colony Main Road, Belly Area, 28th Cross Street, Anna Nagar, Chennai – 40 comprised in Old S.No.207 part, T.S.No.2/12, Block No.12 of Koyambedu village within the limit of Greater Chennai Corporation is under process. 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):



Sl. No	Description	Charges worked out for this PPA	Charges/Deposits already paid in File No. B3/18021 /2017	Balance amount to be remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.30,000/-	Rs. 25,600/- Rt. No.B004236 dt.07.04.2017	Rs.4,400/-
ii)	Scrutiny Fee	Rs.4,500/-		Rs.4,500/-
iii)	Regularisation charges	....		....
iv)	OSR	....		....
v)	Security Deposit for building	Rs.4,87,500/-	Rs.4,34,000/- Rt. No.B004236 dt.07.04.2017	Rs.53,500/-
vi.)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/- Rt. No.B004236 dt.07.04.2017	NIL
vii)	Infrastructure and Amenity charges for additional area	Rs.1,84,200/-	Appd. FSI area adjusted	Rs.1,84,200/-
viii)	Shelter Fee	....	.....	....
ix)	Premium FSI charges	.....	....	....
x)	MIDC Charges	Rs.4,23,800/-	Rs. 2,88,827/- Rt. No.B004236 dt.07.04.2017	Rs.1,35,000/-
xi)	Flag day Fund (To be paid by cash in the CMDA cash counter)	Rs.500/-		Rs.500/-

Note: In the reference 8th cited, earlier remitted charges have been adjusted.

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 claims 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 TNCDBR:-
 - 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.





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 Greater Chennai Corporation.
7. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
 1. Form B & Form C Rs.20/- stamp paper as per the format prescribed in TNCDBR to be furnished
 2. Registered construction Engineer, Registered Geo-Technical Engineer Certificated to be furnished
 3. Section and Elevation to be shown correctly.
 4. Setback dimension to be shown correctly.
 5. As on site and as per FMB measurements in the site plan to be shown correctly.
 6. Area statement, Title of plan to be shown correctly.
 7. Rain water Harvesting to be shown as per TNCDBR.
 8. Solar energy capture provision to be shown as per TNCDBR
 9. Earlier original approved plan, planning permit and final letter to be surrendered.
 10. .3 nos of sump and OHT details to be shown in the plan.
 11. All plans should be signed by Structural Engineer.
 12. Copy of patta in favour of present owner attested by Deputy Tahsildar (including Christopher Sathyan Senguttuvan)
 13. Death & legal heir certificate of Horajod Sanguttuvan.

Yours faithfully,

[Handwritten signature] 8/7/19

For Chief Planner
Area Plans Unit

[Handwritten signature]
8/7/19

Copy to:

1. The Chief Accounts Officer,
Accounts Main Division,
CMDA, Chennai-8.
2. The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai.

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