



Letter No.PP/SB/INST/136/2019

Dated 27. 06.2019

To

Thiru.1. D.K.Ramesh, 2. Thiru. Mahendran,
4/94, Palvadi Street, Bhakthavatchalam Nagar,
Pariivakkam, Village, Poonamallee Taluk,
Chennai - 600 056.

Sir,

Sub: CMDA – Area Plans Unit – B Channel (Central) – Planning Permission for the proposed School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors, School building Block B & C – Ground floor + 3 floors, Hostel Building at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1, 286/3A2, 287/1A, 287/2(as per patta) of Vayalanallur B Village, Chennai - Development charges to be remitted – Reg.

- Ref: 1. Your PPA received in SBC No. PP/INST/C/136/2019 dated 03.04.2019.
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

The Planning Permission Application for the proposed School building with 3 Blocks (Block A, B, C) Block A – Ground floor+ 3 floors, School building Block B & C – Ground floor + 3 floors, Hostel Building at 10.0m road gaining access from Poonamallee Pattabiram Main Road, Vayalanallur B Village (Chokkanallur village), Chennai comprised in S.No.286/3A, 286/3B, 287/1& 287/2 (as per Document) S.No.286/3A1, 286/3A2, 287/1A, 287/2(as per patta) of Vayalanallur B Village, Chennai 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.

i)	Development charges	Rs.79,000 /- (Rupees Seventy nine thousand only)
ii)	Scrutiny Fee	Rs.21,000 /- (Rupees Twenty one thousand only)
iii)	Regularisation Charges	Rs.2,88,000 /- (Rupees Two lakhs eighty eight thousand only)
iv)	OSR Charges	Rs.14,27,000 /- (Rupees Fourteen lakhs twenty seven thousand only)
v)	Security Deposit for the proposed (building) Development	Rs.22,35,000 /- (Rupees Twenty two lakhs thirty five thousand only)
vi)	Infrastructure and Amenity charges for difference area	Rs.41,11,000 /- (Rupees Forty one lakhs eleven thousand only)
vii)	Shelter Fee	Rs.1,51,000 /- (Rupees One lakh fifty one thousand only)
viii)	Flag day Fund (To be paid by cash in the CMDA cash counter)	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) 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 Poonamallee Panchayat Union.

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. PCP toilet for Block B all floors and 1:12 ramp for all block B & C to be provided.
2. Rain water harvesting to be shown as per TNCDBR
3. Parapet wall thickness to be provided as 0.23m for Block A terrace floor plan.
4. Overall dimensions on eastern side (Block-B) to be correctly shown in terrace floor plan and parapet wall thickness (0.23) to be shown all floor plans.
5. STP to be shown with dimension in site plan and design sufficiency certificate for STP from Registered professional consultants to be furnished.
6. Site dimensions as per site on northern side to be shown in site plan.\
7. Area statement, section and elevation to be shown correctly.
8. L.T.line passing through the site to be shifted.
9. CMDA registration copies for Developer, construction engineer, to be furnished and Structural Engineer to be signed in all plans.
10. All owners are to be signed in form C stamp paper
11. Patta in favour of present owner (D.K.Ramesh & Mahendran) to be furnished.

Yours faithfully,

J. S. S. 27/6/17

F/C

for PRINCIPAL SECRETARY/
MEMBERSECRETARY.

*4/6/17
27/6/17*

Copy to:

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