

By RPAD



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

Letter No.B3/1068/2018 Dated: 24.4.2018

To
Tmt.T.Revathi Ammal
No.25, 2nd Lane
Madhavaram High Road
Perambur, Chennai – 600 011

Sir / Madam,

- Sub : CMDA – Area Plans Unit – ‘B’ Channel (North) – Planning Permission Application for the proposed construction of Basement Floor + Ground Floor + 3 Floors Commercial Building (Shops) availing with Premium FSI at Door No.811B, G.N.T.Road, Redhills, Chennai in S.No.132/1B5, 1B6, 1B2A1, 1B3A1, 1B4A1 and 132/1B7A1 of Padiyanallur Village – Remittance of DC and other charges – Requested – Reg.
- Ref : 1. Your PPA received in SBC No.BN/2018/000040 dated 23.1.2018.
2. G.O.Ms.No.163, H&UD Department dated 9.9.2009.
3. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
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.135, H&UD (SC1-2) Dept. dated 21.7.2017.
7. Earlier, the Planning Permission was issued in letter No.B3/15774/2013 dated 18.2.2015 and No.B3/8374/2017 dated 31.7.2017.
8. Your Revised Plan letter dated 4.4.2018.
9. This office GLV letter even No. dated 18.4.2018 addressed to the Sub-Registrar, Redhills, Chennai-52.
10. GLV letter Na.Ka.No.2/sa.pa/2018 dated 19.4.2018 received from the Sub-Registrar, Redhills, Chennai-52.

The Planning Permission Application and Revised Plan received in the reference 1st and 8th cited for the proposed construction of Basement Floor + Ground Floor + 3 Floors Commercial Building (Shops) availing with Premium FSI at Door No.811B, G.N.T.Road, Redhills, Chennai in S.No.132/1B5, 1B6, 1B2A1, 1B3A1, 1B4A1 and 132/1B7A1 of Padiyanallur Village is under scrutiny. To process the application further, you are requested to remit the following charges by online through payment gateway and produce to duplicate receipt to the Area Plans Unit, “B” Channel 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.

DEMAND DETAILS

Sl. No.	Description	Total Amount for the Present proposal	Already Remitted Amount for the earlier approval in letter No.B3/7745/2016 dated 26.5.2017 & Lr. No.B3/8374/2017 dated 26.7.2017	Balance Amount to be Remitted
1	Development Charges	3,29,450.00 (Three Lakh Twenty Nine Thousand Four Hundred and Fifty only)	1,58,210.00 (One Lakh Fifty Eight Thousand Two Hundred and Ten only)	1,71,240.00 (One Lakh Seventy One Thousand Two Hundred and Forty only)
2	Scrutiny Fee	32,270.00 (Thirty Two Thousand Two Hundred and Seventy only)	17,250.00 (Seventeen Thousand Two Hundred and Fifty only)	15,020.00 (Fifteen Thousand and Twenty only)

3	Regularization Charges for Land	1,39,350.00 (One Lakh Thirty Nine Thousand Three Hundred and Fifty only)	0.00 (Zero)	1,39,350.00 (One Lakh Thirty Nine Thousand Three Hundred and Fifty only)
4	Security Deposit for Building	22,64,000.00 (Twenty Two Lakh and Sixty Four Thousand only)	10,80,000.00 (Ten Lakh and Eighty Thousand only)	11,84,000.00 (Eleven Lakh and Eighty Four Thousand only)
5	Security Deposit for STP	1,42,000.00 (One Lakh and Forty Two Thousand only)	70,000.00 (Seventy Thousand only)	72,000.00 (Seventy Two Thousand only)
6	Security Deposit for Display Board	10,000.00 (Ten Thousand only)	10,000.00 (Ten Thousand only)	Nil
7	I&A Charges	26,44,590.00 (Twenty Six Lakh Forty Four Thousand Five Hundred and Ninety only)	13,04,650.00 (Thirteen Lakh Four Thousand Six Hundred and Fifty only)	13,39,940.00 (Thirteen Lakh Thirty Nine Thousand Nine Hundred and Forty only)
8	OSR Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
9	Premium FSI Charges	10,22,870.00 (Ten Lakh Twenty Two Thousand Eight Hundred and Seventy only)	0.00 (Zero)	10,22,870.00 (Ten Lakh Twenty Two Thousand Eight Hundred and Seventy only)
10	MIDC Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
11	Shelter Fund	19,83,440.00 (Nineteen Lakh Eighty Three Thousand Four Hundred and Forty only)	0.00 (Zero)	19,83,440.00 (Nineteen Lakh Eighty Three Thousand Four Hundred and Forty only)
12	Caution Deposit for IT Developments	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
13	Flag Day Celebration (Paid by Cash only)	500.00 (Five Hundred only)		
Total Amount to be Remitted		59,28,360.00 (Fifty Nine Lakh Twenty Eight Thousand Three Hundred and Sixty only)		

1. i) Security deposit are refundable amount without interest on claim, after issue of completion certificate from CMDA , if there is any deviation/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 will be forfeited without any further notice.
2. (a). No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice 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 thirty 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) The applicable interest for belated payment if any in respect of Shelter Fund has to be remitted.
- (f) Interest for belated payment in respect of shelter fee 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 the 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 up to 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 unauthorized.

- 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 (in the format prescribed in Annexure III to DR) a copy of it enclosed in Rs.10/ stamp paper duty 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 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 noncompliance 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 **Sholavaram Panchayat Union**.
- 7) **The Planning Permission for the above site under reference was issued in letter No.B3/8374/2017 vide PP No.B/Spl.Bldg./218-AtoD/2017 dated 31.7.2017 will stand cancelled.**
- 7a) **Similarly, the Planning Permission forwarded to Sholavaram Panchayat Union for Building Permit in file No.B3/15774/2013 dated 18.2.2015 will stand cancelled.**
- 8) You are requested to furnish 5 copies of revised plan rectifying the following corrections:
1. Undertaking accepting STP provision for the site under reference with clearance from the Consultant and consent for Operation of STP from TNPCB to be furnished at the time of applying for Completion Certificate.
 2. Setback measurement to be shown as per APPAS.
 3. Dimension of site in the encroachment area as per site condition to be shown.
 4. Area statement needs correction.
 5. STP drawing to be signed both by Architect and Consultant, who has furnished the design report.
 6. Original approval Plans, Final Letter, Planning Permit and Building Permit issued by CMDA and Sholavaram Panchayat Union in the reference 7th cited to be surrendered.

Yours Faithfully,

S. Ganesan
25/4/18
for **PRINCIPAL SECRETARY /
MEMBER-SECRETARY**

Copy to:

1. **The Commissioner**
Sholavaram Panchayat Union
Sholavaram, Chennai.
2. **The Senior Accounts Officer,**
Accounts Main Division,
CMDA, Chennai – 600 008

PD
25/4/18