

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](mailto:mcmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.B3/1165/2018 Dated: 14.5.2018

To

Tmt.M.Valarmathi  
F-2, HB Flats, No.13  
Secretariat Colony Main Road  
Lakshmiapuram, Kolathur  
Chennai- 600 099

Madam,

Sub : CMDA – Area Plans Unit – ‘B’ Channel (North) – Planning Permission Application is for the site approval for Residential Development in S.No.248/2, Puzhal Village at Gandhi Main Road, Balaji Nagar, Chennai-66 – Remittance of DC and other charges – Requested – Reg.

Ref: 1. Your PPA received in SBC No.BN/2018/000010 dated 19.1.2018.  
2. This office GLV letter even No. dated 3.5.2018 addressed to the Sub-Registrar, Redhills, Chennai-52.  
3. GLV letter Na No.2/2018 dated 4.5.2018 received from the Sub-Registrar, Redhills, Chennai-52.

----

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the for the site approval for Residential purpose in S.No.248/2, Puzhal Village at Gandhi Main Road, Balaji Nagar, Chennai-66 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	Already Remitted Amount	Current Amount to be Remitted
1	Development Charges	13,600.00 (Thirteen Thousand and Six Hundred only)	0.00 (Zero)	13,600.00 (Thirteen Thousand and Six Hundred only)
2	Scrutiny Fee	9,690.00 (Nine Thousand Six Hundred and Ninety only)	5,400.00 (Five Thousand and Four Hundred only)	4,290.00 (Four Thousand Two Hundred and Ninety only)
3	Regularization Charges for Land	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)





4	Security Deposit for Building	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
5	Security Deposit for Display Board	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
6	MIDC charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
7	I&A Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
8	OSR Charges	4,32,200.00 (Four Lakh Thirty Two Thousand and Two Hundred only)	0.00 (Zero)	4,32,200.00 (Four Lakh Thirty Two Thousand and Two Hundred only)
9	Premium FSI Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
10	MIDC Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
11	Shelter Fund	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
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		4,50,590.00 (Four Lakh Fifty Thousand Five Hundred and Ninety 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) 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.
    - ii) 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.
    - iii) 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.
    - iv) 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.



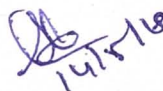
- 6) This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of **Puzhal Town Panchayat**.
- 7) You are requested to furnish 5 copies of revised plan rectifying the following corrections:
1. The site plan showing the dimension of site both as per site condition and FMB, distinguishing the difference area by hatching.
  2. The correct extent as per document, patta ad least extent to be mentioned in the site plan and area statement.
  3. Type of development activity to be mentioned in the title of the plan (since the qualifying road width available is only 9 m to a length of 250 m) as the Special Building and activity satisfying DR to be mentioned in the title of plan.
  4. No. of dwelling units likely to be proposed to be mentioned.
  5. Correct road width in front of the site and width of road to a stretch of 250 m to be shown in the site plan and key plan respectively.
  6. Form-A duly filled in the prescribed format to be furnished.

Yours Faithfully,

  
for **PRINCIPAL SECRETARY /**  
**MEMBER-SECRETARY**

**Copy to:**

1. **The Executive Officer**  
Puzhal Town Panchayat  
Puzhal, Chennai.
2. **The Senior Accounts Officer,**  
Accounts Main Division,  
CMDA, Chennai – 600 008

  
14/5/18

Foc