



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: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.B3/2701/2017 Dated: .6.2017

To

Thiru.C.Prabakaran  
No.8, Kamar Street, Prema Avenue  
Vellammal New Town  
Thirumullaivoyal, Chennai – 600 062

Sir,

Sub : CMDA – Area Plans Unit – ‘B’ Channel (North) – Planning Permission Application for the <sup>proposed</sup> addition/alteration of existing Ground Floor + 2 Floors Restaurant-cum-Lodge Building and proposed additional construction of 3<sup>rd</sup> Floor Lodge (Commercial Building) at Door No.140, New Military Road, Avadi, Chennai in Old S.No.122/2B1(Part), 2B1C1(Part) (as per document), T.S.No.40, 55, 56 Ward G, Block No.16 of Vilinjambakkam Village – Remittance of DC and other charges – Requested – Reg.

- Ref: 1. Your PPA received in SBC No.BN/2017/000110 dated 24.2.2017.  
2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).  
3. Your Revised Plan letter dated 11.4.2017 and 5.5.2017.  
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.

The Planning Permission Application and Revised Plan received in the reference 1<sup>st</sup> and 3<sup>rd</sup> cited for the <sup>proposed</sup> addition/alteration of existing Ground Floor + 2 Floors Restaurant-cum-Lodge Building and proposed additional construction of 3<sup>rd</sup> Floor Lodge (Commercial Building) at Door No.140, New Military Road, Avadi, Chennai in Old S.No.122/2B1(Part), 2B1C1(Part) (as per document), T.S.No.40, 55, 56 Ward G, Block No.16 of Vilinjambakkam 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	Already Remitted Amount	Current Amount to be Remitted
1	Development Charges	87100.00 (Eighty Seven Thousand and One Hundred only)	0.00 (Zero)	87100.00 ✓ (Eighty Seven Thousand and One Hundred only)
2	Scrutiny Fee	<del>7190.00</del> 7182 (Seven Thousand One Hundred and Ninety only) <i>ELUHT TWO</i>	6000.00 (Six Thousand only)	1190.00 ✓ (One Thousand One Hundred and Ninety only)
3	Regularization Charges for Land	120470.00 (One Lakh Twenty Thousand Four Hundred and Seventy only)	0.00 (Zero)	120470.00 ✓ (One Lakh Twenty Thousand Four Hundred and Seventy only)
4	Security Deposit for Building	504000.00 (Five Lakh and Four Thousand only)	0.00 (Zero)	504000.00 ✓ (Five Lakh and Four Thousand only)
5	Security Deposit for Septic Tank	<del>51000.00</del> (Fifty One Thousand only) <i>FIFTY ONE</i>	0.00 (Zero)	51000.00 ✓ (Fifty One Thousand only) <i>FIFTY ONE</i>

6	Security Deposit for Display Board	10000.00 (Ten Thousand only)	0.00 (Zero)	10000.00 (Ten Thousand only)
7	I&A Charges	835470.00 (Eight Lakh Thirty Five Thousand Four Hundred and Seventy only)	0.00 (Zero)	835470.00 (Eight Lakh Thirty Five Thousand Four Hundred and Seventy only)
8	OSR Charges	651600.00 (Six Lakh Fifty One Thousand and Six Hundred )	0.00 (Zero)	651600.00 (Six Lakh Fifty One Thousand and Six Hundred )
9	Premium FSI Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
10	Caution Deposit for IT Developments	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
11	Flag Day Celebration (Paid by Cash only)	500.00 (Five Hundred only)		
Total Amount to be Remitted		<del>2261330.00</del> 2255330 (Twenty Two Lakh <sup>Fifty Five</sup> Sixty One Thousand Three Hundred and Thirty 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) 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.
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. The measures stipulated by CMDA for rain water conservation to be adhered strictly.
5. The issue of planning Permission will depend on the compliance/fulfillment of the conditions/payments stated above.
6. 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.
7. Furnish an understanding in Rs.20/ Stamp paper agreeing to provide provisions of solar energy system by erecting solar photo voltaic panels before issue of completion certificate you are also requested to show the above provision while submitting revised plan.
8. You are also requested to furnish the particulars along with 5 sets of revised plans rectifying the following defects; *before issue of pp.*
  1. NOC from Southern Railway to be furnished.
  2. Undertaking abide to the conditions laid out in the Railway NOC to be furnished.

3. Undertaking abide to the conditions in the DF&RS NOC letter to be furnished. ✓
4. Undertaking to the effect that the required street alignment portion shall be gifted to the competent authority as when the Hon'ble Court finalises the case, which shall also be confirmed at the time of issue of completion certificate, since the applicant has not proposed any access through common passage to the CTH Road for the site u/r. ✓
5. EB Room and Genset existing in the setback space on Southern side to be shifted and the same shall be confirmed before issue of Planning Permission. ✓
6. Electrical Room to be provided in Ground Floor satisfying DR requirement. ✓
7. Breakup measurement to be tallied with overall building dimension as on site and colouring to be shown properly differentiating the proposed and existing building. ✓
8. LMR to be shown in the terrace floor plan with size. ✓
9. Profile of upperfloor to be shown correctly in the site plan and setback to be shown at all crucial point. ✓
10. Bar indicated in the floor plan to be deleted and Restaurant to be mentioned in the plan and title of the drawing. ✓
11. Site extent to be correctly mentioned in B-Form. ✓
12. Site address to be correctly mentioned in Form-C and Display Format. ✓
13. The Ramp to be shown as per notation in the site plan. ✓
14. The septic tank size to be shown as per the design calculation. ✓
15. Over all dimension of the building to be shown in the site plan. ✓
16. The title of the plan and area statement needs correction. ✓
17. Solar energy capture and solar water system not shown in the terrace floor plan. ✓
18. The wall to be demolished to be shown in yellow colour. ✓
19. The site boundary as per site condition and Patta hatching the difference area and showing setbacks from minimum dimension line was not furnished. ✓
20. Extension of License from Chennai Corporation to be obtained by the L.S. and furnished to CMDA. ✓
21. The site boundary as per patta and as on site to be mentioned, differences to be hatched and setbacks to be shown from least site boundary line and breakup measurements to be tallied with over all measurements. ✓
22. Area statement needs correction. ✓
23. Extension of Licensed Surveyor Thiru.R.Chandrasekaran to be furnished. ✓
24. As per inspection report, the site is low lying (1.2 m with reference to road). This has to be shown appropriately in section and elevation. ✓

Yours Faithfully,

  
for MEMBER-SECRETARY

Copy to:

1. ~~The Principal Chief Engineer~~  
Greater Chennai Corporation  
[Ripon Building], Chennai.
2. ~~The Senior Accounts Officer,~~  
Accounts Main Division,  
CMDA, Chennai – 600 008

*Aradi Municipality  
Aradi*

*30/6/17* *B*  
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**\*\*This is a system generated demand letter. It doesn't required signature \*\***

