



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.B3/6998/2017 Dated: .6.2017

To
M/s.Indus Foundations
Rep. by Partner Thiru.R.Naren ✓
GPA of Tvl.G.Sampath and 3 others
No.58/15, 'Y' Block, 5th Avenue
Anna Nagar
Chennai - 600 040 ✓

Sir,

Sub : CMDA - Area Plans Unit - 'B' Channel (North) - Planning Permission Application for the proposed construction of Stilt + 3 Floors Residential Building with 6 Dwelling Units at Plot No.5098, 'G' Block 2nd Street, 10th Main Road, Anna Nagar, Chennai-40 in Old S.No.207(Part), T.S.No.29, Block No.14 of Koyambedu Village - Remittance of DC and other charges - Requested - Reg.

- Ref: 1. Your PPA received in GC No.BN/2017/000306 dated 18.5.2017. ✓
2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014). ✓
3. G.O.Ms.No.85, H&UD Department dated 16.5.2017. ✓
4. Govt. letter No.6188/UD4(3)/2017-8, H&UD Dept. dated 13.6.2017. ✓

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt + 3 Floors Residential Building with 6 Dwelling Units at Plot No.5098, 'G' Block 2nd Street, 10th Main Road, Anna Nagar, Chennai-40 in Old S.No.207(Part), T.S.No.29, Block No.14 of Koyambedu 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	13230.00 (Thirteen Thousand Two Hundred and Thirty only)	0.00 (Zero)	13230.00 ✓ (Thirteen Thousand Two Hundred and Thirty only)
2	Scrutiny Fee	3250.00 ✓ (Three Thousand Two Hundred and Fifty only)	1500.00 ✓ (One Thousand and Five Hundred only)	1750.00 ✓ (One Thousand Seven Hundred and Fifty only)
3	Regularization Charges for Land	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
4	Security Deposit for Building	228000.00 (Two Lakh Twenty Eight Thousand only)	0.00 (Zero)	228000.00 ✓ (Two Lakh Twenty Eight Thousand only)
5	Security Deposit for Septic Tank	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
6	Security Deposit for Display Board	10000.00 (Ten Thousand only)	0.00 (Zero)	10000.00 ✓ (Ten Thousand only)
7	MIDC charges	152760.00 (One Lakh Fifty Two Thousand Seven Hundred and Sixty only)	0.00 (Zero)	152760.00 ✓ (One Lakh Fifty Two Thousand Seven Hundred and Sixty only)

8	I&A Charges	253670.00 (Two Lakh Fifty Three Thousand Six Hundred and Seventy only)	0.00 (Zero)	253670.00 (Two Lakh Fifty Three Thousand Six Hundred and Seventy only)
9	OSR Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
10	Premium FSI Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
11	Caution Deposit for IT Developments	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
12	Flag Day Celebration (Paid by Cash only)	500.00 (Five Hundred only)		
Total Amount to be Remitted		659910.00 (Six Lakh Fifty Nine Thousand Nine Hundred and Ten 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 5 sets of revised plans rectifying the following defects:
 1. Setbacks to be shown at all crucial points and setback measurements to be shown as per APPAS.
 2. Building breakup measurements do not tally with over all measurements.
 3. Number and steps in Stilt Floor staircase are insufficient to reach the level of 2.40 m of mid landing slab.
 4. Floating column to be mentioned in the Typical Floor Plan.
 5. Section and Elevation requires correction.
 6. Applicant has not signed in the front page of Form-C and not duly filled in.

- 5
- stale/old* W3
7. ✓ Site Engineer qualification not mentioned in PP2.
 8. ✓ Affidavit for Land Ceiling and Land Acquisition is not in the format.
 9. ✓ Architect seal not affixed in B-Form.
 10. ✓ Renewal of License for Licensed Surveyor and Structural Engineer to be furnished.
 11. ✓ Plan not coloured.
 12. ✓ Bay window to be written legibly in plans at all places.
 13. ✓ Upper Floor projections including Architectural projection to be shown in Site Plan and setback to be shown from projections.
 14. ✓ Length of 250 m road to be clearly shown in road width sketch.
 15. ✓ Terrace Floor Plan to be drawn correctly.
 16. ✓ Area statement requires correction.

Yours Faithfully,

[Signature]
20/16

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

****This is a system generated demand letter. It doesn't required signature ****

verified & checked
[Signature]
19/6/17