



Letter No.B3/7633/2018 Dated: 9.8.2018

To
M/s.Hansa Estates Private Limited
GPA of M/s.I.H.D.Enterprises
Door No.605 & 606, Anna Salai
Chennai – 600 006

Sir,

Sub : CMDA – Area Plans Unit – ‘B’ Channel (North) – Planning Permission Application for the proposed construction of Stilt Floor + 4 Floors Residential Building with 48 Dwelling Units exclusively for LIG Housing at Plot No.3 in the CMDA approved Layout PPD.L.O.No.34/2016 in Old S.No.276 (Part), 277 (Part), 278 (Part) and 279 (Part), T.S.No.7/14, Block No.18, Ward-‘G’ of Thiruvotriyur Village, Chennai – Remittance of DC and other charges – Requested – Reg.

- Ref :
1. Your PPA received in SBC No.BN/2018/000221 dated 9.5.2018.
 2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
 3. G.O.Ms.No.194, H&UD (UD4-2) Department dated 19.12.2016.
 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 received in the reference 1st cited for the proposed construction of Stilt Floor + 4 Floors Residential Building with 48 Dwelling Units exclusively for LIG Housing at Plot No.3 in the CMDA approved Layout PPD.L.O.No.34/2016 in Old S.No.276 (Part), 277 (Part), 278 (Part) and 279 (Part), T.S.No.7/14, Block No.18, Ward-‘G’ of Thiruvotriyur 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 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	37,000.00 (Thirty Seven Thousand only)	0.00 (Zero)	37,000.00 (Thirty Seven Thousand only)
2	Scrutiny Fee	9,985.00 (Nine Thousand Nine Hundred and Eighty Five only)	3,985.00 (Three Thousand Nine Hundred and Eighty Five only)	6,000.00 (Six Thousand only)
3	Regularization Charges for Land	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
4	Security Deposit for Building	6,40,000.00 (Six Lakh and Forty Thousand only)	0.00 (Zero)	6,40,000.00 (Six Lakh and Forty Thousand only)
5	Security Deposit for Display Board	10,000.00 (Ten Thousand only)	0.00 (Zero)	10,000.00 (Ten Thousand only)
6	Security Deposit for Septic Tank	48,000.00 (Rupees Forty Eight Thousand only)	0.00 (Zero)	48,000.00 (Rupees Forty Eight Thousand only)
7	I&A Charges	7,90,000.00 (Seven Lakh and Ninety Thousand only)	0.00 (Zero)	7,90,000.00 (Seven Lakh and Ninety Thousand only)

8	OSR Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
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)		

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 **Greater Chennai Corporation**.



- 7) You are requested to furnish 5 copies of revised plan rectifying the following corrections:
1. To provide electrical room Ground floor or Open space at ground level within the premises to accommodate electrical transformer conforming to DR.
 2. Building breakup measurements do not tally with overall measurement.
 3. Room usage to be mentioned in the Stilt Floor plan.
 4. The sub title site cum stilt floor plan to be indicated.
 5. Setbacks to be shown at all crucial points perpendicular to the site boundary.
 6. Rain water harvesting to be shown all around the site boundary.
 7. Section and Elevation requires correction.
 8. Area statement and Title of the plan needs corrections and in the title of the plan LIG housing to be mentioned.
 9. Layout is approved in the name of M/S Hansa vision India Pvt Ltd (GPA of M/S.IHD Enterprises) in 2016 but PPA applied by M/S. Hansa Estates Pvt Ltd based on GPA executed in 2012 by M/S.IHD Enterprises in favour of M/S. Hansa Estates Pvt Ltd. clarification on this is required.
 10. Legal opinion for the site u/r in original for Plot under reference to be furnished.
 11. Upto date EC to be furnished.
 12. Absolute patta for the site u/r to be furnished duly attested by Revenue Officials not below the rank of Deputy Tahsildar,
 13. As higher FSI for LIG housing is availed, an Undertaking for Non amalgamation of flats to be furnished.
 14. Company resolution copy empowering president to sign in the plans and PPA forms to be furnished.
 15. Court Fee Stamp to be affixed in the Form-'B'.
 16. PP1 and PP2 to be notarized and S.No. to be mentioned correctly pertaining to site.
 17. Site Engineer qualification to be mentioned in PP2.
 18. Applicant has not signed in the front page of PP2.
 19. Form-C to be furnished with correct survey numbers in Rs.20/- Stamp Paper and duly signed by the applicant.
 20. Undertaking deed to be notarized.
 21. Rain water harvesting to be shown in the site plan and slope 1:20 to be shown in Rain water harvesting trench details.
 22. Set in balconies to be renamed as service verandah.
 23. Additional 5 Nos. of two wheeler parking lot to be shown in the stilt floor plan.
 24. Affidavit towards Land Acquisition and Land Ceiling and the site address to be mentioned.
 25. Name of Geo Engineer to be mentioned in PP1.

Yours Faithfully,

S. Ganeshraj
10/8/18
for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

Copy to:

1. **The Principal Chief Engineer**
Greater Chennai Corporation
[Ripon Building], Chennai – 600 003
2. **The Chief Accounts Officer,**
Accounts Main Division,
CMDA, Chennai – 600 008

For

10/8/18