




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.B3/9562/2017 Dated: 11.12.2017

To

The Executive Engineer & ADO
Tamilnadu Housing Board
J.J.Nagar Division
Thirumangalam
Chennai – 600 101

Sir,

- Sub : CMDA – Area Plans Unit – ‘B’ Channel (North) – Planning Permission Application for the proposed construction of Stilt (Part) / Ground Floor (Part) + 3 Floors Shops and Office Building at S.No.303 (Part) of Mogappair Village, Chennai – Remittance of DC and other charges – Requested – Reg.
- Ref : 1. Your PPA received in SBC No.BN/2017/000440 dated 3.7.2017.
2. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
3. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
4. G.O.Ms.No.135, H&UD (SC1-2) Dept. dated 21.7.2017.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt (Part) / Ground Floor (Part) + 3 Floors Shops and Office Building at S.No.303 (Part) of Mogappair 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	66,700.00 (Sixty Six Thousand and Seven Hundred only)	0.00 (Zero)	66,700.00 (Sixty Six Thousand and Seven Hundred only)
2	Scrutiny Fee	7,638.00 (Seven Thousand Six Hundred and Thirty Eight only)	3,117.00 (Three Thousand One Hundred and Seventeen only)	4,530.00 (Four Thousand Five Hundred and Thirty only)
3	Regularization Charges for Land	Nil	Nil	Nil
4	Security Deposit for Building	Nil	Nil	Nil
5	Security Deposit for Display Board	Nil	Nil	Nil
6	Security Deposit for STP	Nil	Nil	Nil
7	I&A Charges	8,17,370.00 (Eight Lakh Seventeen Thousand Three Hundred and Seventy only)	0.00 (Zero)	8,17,370.00 (Eight Lakh Seventeen Thousand Three Hundred and Seventy only)
8	OSR Charges	Nil	Nil	Nil
9	Premium FSI Charges	Nil	Nil	Nil

10	MIDC Charges	3,59,120.00 (Three Lakh Fifty Nine Thousand One Hundred and Twenty only)	0.00 (Zero)	3,59,120.00 (Three Lakh Fifty Nine Thousand One Hundred and Twenty only)
11	Shelter Fund	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	12,48,220.00 (Twelve Lakh Forty Eight Thousand Two Hundred and Twenty only)		

- 1 (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). Accounts Division shall work out the interest and collect the same along with the charges due.
2. TNHB shall pay the applicable interest if any, for belated payment.
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/fulfilment 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) Clear height of the Stilt Floor to be shown.
- (2) The site measurements as per TNHB Sketch and site to be mentioned (TNHB Sketch and Inspection measurements are same) in the Site Plan shown difference in area.
- (3) Area statement needs correction and road name "Seethakathi Street" to be mentioned.
- (4) Special provision for Physically challenged persons special handrail in staircase, lift and toilet, 10% reservation of car parking, two-wheeler parking, special toilet reservation for each Floor for physically challenged persons, pump for physically challenged persons 1:12 as per DR not shown.
- (5) Name corridor and its width to be mentioned in all Floor Plans.
- (6) Correct Road Width to be mentioned in Site Plan and Road Name "Seethakathi Street" to be mentioned.
- (7) The Setbacks differs from CD and Plan and setbacks at all crucial points to be mentioned in the Site Plan.
- (8) 1/3rd area for Solar Photo Voltaic System to be shown in Terrace Floor Plan.

- (9) Aisle width to be mentioned in the Site Plan and car parking lot Nos. to be mentioned correctly.
- (10) All the Floor projection shown the measurements to be mentioned. In the Terrace Floor projection shown in front side to be deleted.
- (11) In the Site Plan title "Site-cum-Stilt (Part) and Ground Floor (Part)" to be mentioned.
- (12) The breakup measurements do not tally with over all measurements in all Floor Plans.
- (13) 3 Nos. of Sump (Domestic, Sullage and Rainwater) and 3 Nos. of OHT to be shown.
- (14) The site under reference (-) 0.75 m lower than road level to be filled and shown in section and elevation.
- (15) Cross section along YY to be furnished indicating the Stilt Floor clear height and Ground Floor height.
- (16) Profile of Upper Floor to be shown in Stilt (Part) / Ground Floor (Part) Plan and setback to be shown from the least boundary line.
- (17) Terrace Floor Plan requires correction.
- (18) Approved demolition plan for the existing building to be furnished.
- (19) Correct site address in title and key plan to be furnished.

Yours Faithfully,

[Handwritten Signature]

for MEMBER-SECRETARY

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28/12/17

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