

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
 Phone : 28414855 Fax: 91-044-28548416
 E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/IND/N/596/2019, Dated:14.08.2020

To

M/s. Associated Commercial Enterprises,
 220/1 First Floor,
 Ennore Express Road,
 Thiruvottiur,
 Chennai – 600 019.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (North) - Planning Permission Application is for the revision of earlier proposal for the proposed construction of Block – (1) Ground Floor + Mezzanine Floor + 2 Floors Leather Garments stitching unit (Green Industries), Block – (2) Basement floor + Ground Floor + 2 Floors + 3rd floor part Multipurpose Hall /Dormitory Building in Door No.179, Kamarajar salai, Manali, Chennai – 68 comprised in S.No. 278/5A2 (as per Patta) of Manali Village, Thiruvottiyur Taluk within the limit of Greater Chennai Corporation – Remittance of DC & Other charges – DC advice Sent – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB - IND/N/596/2019, dated 30.07.2019.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
 6. CMDA office order No.7/2019, dated.12.03.2019
 7. This office GLV letter dated.05.02.2020.
 8. GLV letter No.44/2020 dated.07.02.2020 received from SRO, Thiruvottiyur, Chennai.
 9. Earlier approval issued by CMDA vide PP No:C/9605/23 A to C/2016 dated :20/05/2016 in letter No:C2/7879/2015.

10. TNPCB proceedings No.F. 0275 AMB / GS / DEE / TNPCB / AMB/W/2016 dated.08.02.2016
11. G.O.(MS)No.54 H & UD Department (UD - 4(3)) dated. 12.03.2020.

The Planning Permission Application is for the revision of earlier proposal for the proposed construction of Block – 1 Ground Floor + Mezzanine Floor + 2 Floors Leather Garments stitching unit (Green Industries), Block - 2 Basement floor + Ground Floor + 2 Floors + 3rd floor part Multipurpose Hall /Dormitory Building in Door No.179, Kamarajar salai, Manali, Chennai – 68 comprised in S.No. 278/5A2 (as per Patta) of Manali Village, Thiruvottiyur Taluk within the limit of Greater Chennai Corporation is under process.

To process the application you are requested to remit the following charges by separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008, at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No.100034132198 (IFSC Code No. INDB0000328):

This proposal is revision to the earlier approval issued in the reference 9th cited. Hence the earlier remitted charges has been adjusted now in the revised present proposal.

DEMAND DETAILS				
Sl. No.	Description	Charges worked out for this PPA Total Amount	Charges Already Remitted in File No C2/7879/2015 Vide receipt No.B00127 dated.29.01.2016	Balance Amount to be Remitted
1	Development Charges for Land & Building	Rs.1,44,000/- (Rupees One Lakhs Forty Four Thousand only)	Rs.1,30,000/- (Rupees One Lakhs Thirty Thousand only)	Rs. 14,000/- (Rupees Fourteen Thousand only)
2	Scrutiny Fee	-----	-----	Rs. 2,000/- (Rupees Two Thousand only)
3.	Infrastructure and Amenity charges for additional area	Rs.4,58,000/- (5726.03 m ² – 4807.27 m ²) = 1218.76 m ²	Earlier area adjusted (4807.27 m ²)	Rs.4,58,000/- (Rupees Four Lakhs Fifty eight Thousand only)
4.	You are also requested to remit the sum of Rs 500/ (Rupees Five Hundred only by cash towards contribution of Flag Day			

1. a) No interest shall be collected on payment received within 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 30 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) No interest is collectable for security deposit.
2. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.
3. You are also requested to comply the following:
- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under TNCDBR:-
 - 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 Non High Rise Building, Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE), and Registered Developers (RD) shall be associated with the construction work till it is completed
 - iii) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
 - iv) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.
 - v) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.
 - vi) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of CMDA.
 - vii) If the services of the Registered Architect or Engineer on record are terminated he shall immediately inform CMDA about his termination and the stage of work at which his services have been terminated. The Registered Architect or Engineer appointed as replacement of the preceding Registered Architect or Engineer shall inform about his appointment on the job and inform CMDA of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over

the charge

- viii) The Registered Architect or Engineer appointed shall inform CMDA immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
- ix) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) is changed, he shall intimate to CMDA by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.
- x) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA
- xi) 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.
- xii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- xiii) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- xiv) The new building should have mosquito proof overhead tanks and wells.
- xv) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xvi) Rainwater conservation measures notified by CMDA should be adhered to strictly.

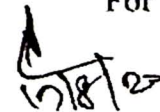
4. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the prepayment of the Development Charges and other charges, etc. shall not entitle the person to the planning permission, but only refund of the Development Charges and other charges(excluding Scrutiny Fee) in case of refusal of the permission for non-compliance 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



5. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of The Commissioner, Greater Chennai Corporation.
6. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
 1. Site Plan is to be shown dimensions both as per Patta and as on site conditions and distinguishing the differences shown by hatching and indicating the setbacks from least boundary line and from upper floor projections.
 2. Correct usage to be mentioned in Basement floor plan in Block 2.No habitable usage is permissible.
 3. Rain water harvesting to be shown as per TNCDBR 2019.
 4. Area statement and Title of the plan requires correction.
 5. Basement floor with usage, staircase and profile of the building to be shown correctly in block No.2.
 6. Low terrace / open terrace to be shown correctly in terrace floor.
 7. Total height and building height to be shown correctly.
 8. Roof type to be mentioned in the Terrace floor plan.
 9. Level of the site is 1.0 m higher than Existing Road level. Hence sufficient ramp to be shown in site plan.
 10. STP design sufficiency certificate from registered professionals to be furnished.
 11. Copy of certificate for Registered Architect and Registered Construction Engineer to be furnished.
 12. Photo to be affixed in Form –B.
 13. Patta attested by revenue officials to be furnished.
 14. OSR area to be property marked in the revised drawing.
 15. Undertaking to maintain the OSR area reserved as open area and to maintain it to the satisfaction of the local body.

Yours faithfully,


For Member Secretary



Copy to:

1. The Chief Accounts Officer,
Accounts Main Division,
CMDA, Chennai-8.
2. The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai 600003

