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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/IND/N/814/2019, Dated: 23.12.2019

To

Thiru. B.Goverdhan Agarwal
Door No.825, Flat A-51,
Poonamallee High Road,
Kilpauk,
Chennai – 600 010.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (North) - Planning Permission Application is for the proposed construction of Ground Floor + First Floor part Steel Works Building at S.No.139/1 & 139/2 of Thirunilai Village, Ponneri Taluk, Thiruvallur District – Remittance of DC & Other charges – DC advice Sent – Reg.

- Ref: 1. Planning Permission Application received in SBC No.CMDA/PP/IND/N/814/2019, dated 04.09.2019.
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.03.12.2019.
8. GLV letter No.366/19 dated.04.12.2019 received from SRO, Thiruvottiyur, Chennai.

The Planning Permission Application is for the proposed construction of Ground Floor + First Floor part Steel Works Building at S.No.139/1 & 139/2 of Thirunilai Village, Ponneri Taluk, Thiruvallur District 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):

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 70,500/- (Rupees Seventy Thousand Five Hundred Only)
ii)	Scrutiny Fee	Rs. 7,000/- (Rupees Seven Thousand only)
iii)	Infrastructure & Amenities Charges	Rs. 12,83,000/- (Rupees Twelve Lakhs Eighty Three Thousand only)
iv)	Regularization Charges	Rs. 1,89,000/- (Rupees One Lakhs Eighty Nine Thousand only)
v)	OSR Charges	Rs.1, 63,000/- (Rupees One Lakhs Sixty Three Thousand only)
vi)	You are also requested to remit a 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 TNCDDBR:-
- 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 Executive Officer Cholavaram Panchayat Union Chennai

6. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
1. Dimension of the site both as per FMB and site conditions to be shown distinguishing the difference by hatching and showing setback from minimum dimensional line to be furnished.
 2. The combined FMB sketch issued by Zonal Deputy Tahsildar Ponneri in original to be furnished.
 3. Form B and Form C in prescribed new format to be furnished.
 4. Registered construction Engineer Certificate to be furnished.
 5. FMB sketch for the site under reference duly attested by Revenue official not below the rank of Deputy Tahsildar to be furnished.
 6. Correct road width to be shown in the site plan as per the Combined FMB sketch.
 7. Area statement and Title needs correction.
 8. Plan to be numbered sequentially.
 9. Rain water harvesting as per TNCDBR to be shown.
 10. The height of over head tank above terrace level to be shown have not exceed 1.5m
 11. Applicant photo to be affixed in the Form B.
 12. Undertaking accepting to the conditions mentioned in PWD NOC and TNPCB concerned letter to be furnished in separate.
 13. The detail drawing for the STP along with section and elevation with the report from the professional to be furnished.
 14. NO structure above ground level is permissible in the minimum required setback space except the structures mentioned in the TNCDBR.

15. The unwanted text in the site plan to be removed.
16. As extent of site is more than 3000q.m, OSR charges is collectable.
17. Acceptance letter accepting to remit the OSR charges is to be furnished.
18. The detailed floor plan for the structures in the setback along with section and elevation to be furnished.

Yours faithfully,

S. Ganeswari
26/12/19
For Member Secretary

Foc

Copy to:

1. The Chief Accounts Officer,
Accounts Main Division,
CMDA, Chennai-8.
2. The Executive Officer
Cholavaram Panchayat Union,
Ponneri Taluk.

AB
26/12/19