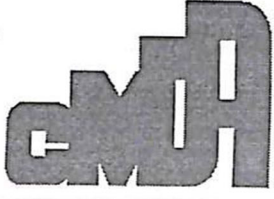


BY REGISTERED POST WITH ACK.DUE



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

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.PP/NHRB/INST/N/1075/2019, Dated: .01.2020**

From  
The Member Secretary  
CMDA.

To  
The Secretary P.Ravi,  
P.T.Lee chengalvaraya Naicker Trust,  
No.2-3, E. V.K.Sampath Salai,  
Vepery, Chennai – 600 007.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (North) - Planning Permission Application for the existing construction of Ground Floor + First Floor Arts and Science College Building at Old Door No.23, New Door No.5/1, General Collins Road, Choolai, Chennai – 112 comprised in R.S.No.733/2, Block No.19 of Vepery Village 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/INST/1075/2019, dated 08.11.2019.
  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. Letter received from the applicant dated, 08.01.2020.

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The Planning Permission Application for the existing construction of Ground Floor + First Floor Arts and Science College Building at Old Door No.23, New Door No.5/1, General Collins Road, Choolai, Chennai – 112 comprised in R.S.No.733/2, Block No.19 of Vepery Village 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):

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs. 58,000/-</b> (Rupees Fifty Eight Thousand Only)
ii)	Scrutiny Fee	<b>Rs. 6,000/-</b> (Rupees Six Thousand only)
iii)	Infrastructure & Amenities Charges	<b>Rs. 11,85,000/-</b> (Rupees Eleven Lakhs Eighty Five Thousand only)
iv)	SD for Building Charges	<b>Rs. 6,57,000/-</b> (Rupees Six Lakhs Fifty Seven Thousand only)
v)	SD for Display Board	<b>Rs. 10,000/-</b> (Rupees Ten Thousand only)
vi)	Regularization Charges	<b>Rs. 8,25,000/-</b> (Rupees Eight Lakhs Twenty Five Thousand only)
vii)	MIDC Charges	<b>Rs. 5,71,000/-</b> (Rupees Five Lakhs Seventy One Thousand only)
viii)	You are also requested to remit a sum of <b>Rs 500/-</b> (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 Executive Officer Greater Chennai Corporation, Chennai-03.
6. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
  1. Undertaking to demolish the existing structures within the minimum required setback space in the site under reference (Toilet, Child Care centre, Carpentry and wiring section department) before issue of PP. Also showing the structures to be demolished in proper color notation in the plan. *along with the demolition plan issued by G.C.C.*
  2. Undertaking to reserve 10% OSR of site extent of (8250 sq.m) 825 sq.m abutting public road as per TNCDBR.
  3. Evidence for submission of Reg application under Section 113 C covering all the structures in the remaining part of the site.
  4. Required car parking 23 Nos and Two wheeler parking 32 Nos to be shown in site plan.
  5. PPA submitted by Secretary, P.T.Lee Chengalvaraya Naicker Trust. However PPA submitted through online by P.Ravi. Hence, the PPA through online to be in the name of Secretary, P.T.Lee Chengalvaraya Naicker Trust only.
  6. Existing structures in the site to be demolished/to be retained to be shown in proper notation.
  7. A copy of Demolition plan to be furnished.
  8. DF & RS NOC to be furnished.
  9. Correct road width and key plan to be shown.
  10. Site plan to be drawn as per FMB and as on site condition distinguishing differences shown hatching and indicating setback from the least boundary line.
  11. Photo to be affixed in Form -B and Form - C duly filled in and notarized.
  12. In the Legal opinion the extent of site is mentioned for the whole site of

extent 3 Hectare 24ares and 92 sq.m which needs clarification. Further legal opinion in original to be furnished.

13. Area statement and title of the requires correction.
14. Elevation, Section and Terrace floor plan requires correction.
15. Rain water harvesting to be shown as per TNCDBR.
16. Special regulation for physically challenged person to be provided as per TNCDBR.
17. Lift well, OHT, Head room, Fire fitting sump and OHT to be shown correctly.
18. Corridor width satisfying TNCDBR to be shown.
19. Fire escape staircase to be mentioned in the plan.
20. Rear side FMB to be attested by Revenue official not below the rank of Deptuy Tashildar.
21. At site no gate is available for the site under reference and in the site plan also no gate has been shown, gate exclusively for site to be shown in the site plan.

Yours faithfully,

*[Handwritten signature]*  
31/01/2020

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 -600 003.

*[Handwritten signature]*  
30/1/2020

*[Handwritten signature]*  
30.1.2020

*[Handwritten signature]*  
30/01/2020