



**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

**(Development Charges Letter)**

File No. : CMDA/PP/NHRB/N/0203/2021

Date : 16 April, 2021

To  
M/s.India Builders (Chennai) Limited  
Rep By Its Director Mr.U.Preetam Karthik,  
AA - 36, 3rd Street, 3rd Main Road,  
Anna Nagar,  
Chennai - 600 040  
Address:044 2621355301126213553  
Locality:CHENNAI  
Email:vijayreva06@gmail.com  
Contact No:9840020301

Sir,

Sub: CMDA-Area plans Unit - 'B' Channel (North) – The Planning Permission application received for the proposed construction of Stilt Floor + 5 Floors Residential Building with 5 Dwelling units at Plot No.4332, Old Door No.1, New Door No.61, Y - Block, 5th Main Road, Anna Nagar, Chennai - 600 040 comprised in Old S.No.96 Part, T.S.No.597, Block No.2, Y - Block, Ward - 01, Mullam Village, Aminjikarai Taluk, Chennai District 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/N/203/2021, dated.07.04.2021
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
  3. G.O.Ms.No.86, H&UD Department dated 04.05.2017
  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.
  6. 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.
  7. CMDA office order No.7/2019, dated.12.03.2019.

The Planning Permission application received for the Building – proposed construction of Stilt Floor + 5 Floors Residential

Building with 5 Dwelling units at Plot No.4332, Old Door No.1, New Door No.61, Y - Block, 5th Main Road, Anna Nagar, Chennai - 600 040 comprised in Old S.No.96 Part, T.S.No.597, Block No.2, Y - Block, Ward - 01, Mullam Village, Aminjikarai Taluk, Chennai District 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 Indusland Bank in A/c No.100034132198 (IFSC Code No. INDB0000328): was examined and layout plan has been prepared to satisfy the Development Regulation requirements and approved

Sl. No.	Charges	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.2,165.00 R.t No CMDA/PP/Ch/4715/2021,dt 07 April, 2021	
II	Balance Scrutiny Fees		Rs.2,000.00
III	Development charges for land per Sq. m. And Development charges for building per Sq. m.		Rs.13,000.00
IV	Security Deposit for Building		Rs.2,12,000.00
V	Security Deposit for Display Board		Rs.10,000.00
VI	I & A Charge		Rs.3,18,000.00
VII	Premium FSI Charges		Rs.30,49,000.00
VIII	IDC - CMWSSB (For sewerred area only)		Rs.2,24,000.00
IX	Flag Day Charge		Rs.500.00

The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit is refundable amounts without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of /whole of the building/site to the approved plan security deposit will be forfeited. Further, if the security deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

Security Deposit for Display Board is refundable when the display board as prescribed with 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.

- No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- 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.
- 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.
- Accounts Division shall work out the interest and collect the same along with the charges due.
- No interest is collectable for security deposit.

The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

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 TNCD&BR - 2019 :-

- 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 Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) 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. The owner or developer shall submit an application to CMDA in the first stage after completion of work up to plinth level requesting for issue of order for continuance of work.
- VIII. The owner or developer through the registered professional shall submit to the designated officer of CMDA a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided.
- IX. 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

XXIII.Rainwater conservation measures notified by CMDA should be adhered to strictly.

a) Details of the proposed development duly filled in the format enclosed for display at the site in cases of High Rise Buildings.

The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of TNCB&DR - 2019, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of The Commissioner Greater Chennai Corporation.

You are also requested to furnish the following particulars:

- Area Statement and Title of the plan requires correction.
- Correct road width and Boundary measurements to be mentioned in the site plan.
- Stilt Floor Height to be shown clearly in section plan.
- Section plan to be shown clearly.
- Patta in favour of present owner attested by Deputy Tahsildar officials to be furnished.
- Rain water harvesting to be shown as per CDBR 35 (5) Annexure XXII drawing.

Yours faithfully,

Name :  
Gnaneswari S  
Designation :  
Channel  
Assistant  
Planner  
Date : 16-Apr-  
2021 16:

Name: GNANESWARI S  
Designation: Assistant Planner  
Date: 16 April, 2021  
For  
Deputy Planner (North )  
Area Plan Unit

Copy to:

- 1.The Senior Accounts Officer, Accounts (Main),  
CMDA, Chennai - 8
- 2.The Commissioner  
Greater Chennai Corporation,Chennai-600 003.

