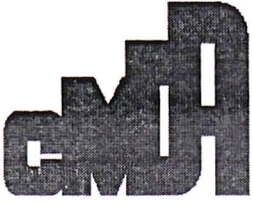


BY REGISTERED POST WITH ACK.DUE



**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/SB/N/808/2019, Dated: 24.02.2020**

From

Thiru.N.S.Periyaswamy  
 Chief Planner,  
 Area Plans Unit.

To

M/s.Samprathy Developers LLP  
 Mr.N.S.V.Shanmugam (GPA) of S, Sathish Narayanan  
 Door No.19, Old Door No.11, B-Block  
 2<sup>nd</sup> Avenue  
 Anna Nagar East  
 Chennai – 600 0102.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (North) - Planning Permission Application for the proposed construction of Basement Floor + Stilt floor + 5 floor Residential Building with 45 dwelling units at Plot No.13,14, Door No.14/8, Kasturi Nagar 2<sup>nd</sup> & 3<sup>rd</sup> Street, Ganesh Nagar, Lakshmipuram, Kolathur, Chennai-99 in Old S.No.1473/2pt, T.S.No.104,105,106, Block No.38, Ward-D of Madhavaram Village – DC sent – Reg.

Ref: 1. Planning Permission Application received in SBC No.CMDA/PP/SB/N/808/2019, dated.4.9.2019.  
 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. Earlier Planning Permission was issued by CMDA in PP. No.B/Spl.Bldg./462A&B/2013 dated 13.12.2013.
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
8. This office GLV Lr. sent to Sub Registrar Office, Madhavaram dt.14.10.19
9. Sub Registrar Office, Madhavaram GLV Lr.No.20/2019 dated.15.10.19.
10. DC advice issued in letter even No. dated. 29.10.2019.
11. Your requisition letter dated. 20.11.2019 and revised plan 04.12.2019.
12. G.O. (Ms) No.35 Housing and Urban Development (UD – 1(1)) Department, dated. 18.02.2020.

\*\*\*\*\*

Kind attention is invited to the references cited.

Your request in the reference 11<sup>th</sup> cited for adjusting the premium FSI charges remitted during the earlier approval issued in the reference 5<sup>th</sup> cited is examined pursuant to the Government orders issued the reference 12<sup>th</sup> cited.

The Government in the reference 12<sup>th</sup> cited has ordered

*“for the cases where the applicant has obtained Planning Permission within one year prior to the notification of Tamil Nadu Combined Development and building Rules, 2019, the adjustment of Premium FSI charges remitted as per the Development Regulations of Second Master Plan shall be considered against the premium FSI charges to be paid towards the additional area constructed over and above the normally permissible. FSI area, provided the site lies vacant and construction work should not have been commenced”.*

In view of Government order though the proposed construction not commenced. It is informed that the Premium FSI already remitted by you in the reference 5<sup>th</sup> cited during the year 2013 could not be adjusted in the PPA submitted in the reference 1<sup>st</sup> cited.



Therefore, to process the application further 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 5<sup>th</sup> cited. Hence the earlier remitted charges has been adjusted now in the revised present proposal.

<b>DEMAND DETAILS</b>				
<b>Sl. No.</b>	<b>Description</b>	<b>Total Amount</b>	<b>Already Remitted in File No B3/8545/13</b>	<b>Balance Amount to be Remitted</b>
1	Development Charges for Land & Building	Rs.68,000/- (Rupees Sixty eighty Thousand only)	Rs.52,000/- (Rupees Fifty two Thousand only) RT No.03957 dt.2.12.13	<b>Rs. 16,000/-</b> (Rupees Sixteen thousand only)
2	Scrutiny Fee	Rs.21,780/- Remitted through on line dated 4.9.19 of Rs.8351/-	-----	<b>Rs. 14,000/-</b> (Rupees Forteen thousand only)
3.	I&A Charges	Rs.14,99,000/- (Rupees Fourteen Lakhs Ninety nine thousand only)	Adjusted as area RT No.03958 dt.2.12.13	<b>Rs.3,83,000/-</b> (Rupees Three Lakhs eighty three thousand only)
4.	MIDC Charges	Rs.9,87,000/- (Rupees Nine Lakhs eighty seven thousand only)	-----	<b>Rs.9,87,000/-</b> (Rupees Nine Lakhs eighty seven thousand only)
5.	Security Deposit for Building	Rs.11,35,000/- (Rupees Eleven lakhs thirty thousand only)	Rs.2,13,000/- (Rupees Two lakhs thirteen thousand only) RT No.491 dt.2.12.13	<b>Rs.9,22,000/-</b> (Rupees Nine lakhs twenty two thousand only)
6.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)	Rs.10,000/- (Rupees Ten Thousand only) RT No.491 dt.2.12.13	Nil
4.	Premium FSI Charges	Rs.48,19,000/- (Rupees Forty eight Lakhs nineteen thousand only)		<b>Rs.48,19,000/-</b> (Rupees Forty eight Lakhs nineteen thousand only)





- |    |                                                                                                                                  |
|----|----------------------------------------------------------------------------------------------------------------------------------|
| 7. | You are also requested to remit the sum of <b>Rs 500/</b><br>(Rupees Five Hundred only by cash towards contribution of Flag Day) |
|----|----------------------------------------------------------------------------------------------------------------------------------|

Security Deposit amounts is refundable 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 amounts 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.

2. a) No interest shall be collected on payment received within 30 days from the date of issue of the advise 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.
  - f) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.
  - g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
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) 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) 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 approved plan and the stage at which he is taking over the charge.
- x) 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.
- xi) 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.
- xii) 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.





- xiii) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in TNCDDBR Annexure - XXIII.
- xiv) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.
- xv)
  - a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.
  - b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.
  - c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.
- xvi) 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.
- xvii) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.
- xviii) 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.
- xix) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- xx) 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.
- xxi) The new building should have mosquito proof overhead tanks and wells.
- xxii) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xxiii) Rainwater conservation measures notified by CMDA should be adhered to strictly.

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

5. 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



6. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of The commissioner, Greater Chennai Corporation of Chennai, Chennai
7. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
  1. TSLR for S.No.104, 105, 106 Block No.38 of Madhavaram Village in the name of Mr.S.Sathish Narayanan attested by Spl. Tahsildar, Madhavaram furnished but as per online TSLR the name of owner do not tally which needs clarification.
  2. Approved Plan, Permit, Display and Final letter in original to be surrender for cancellation of planning permission issued by CMDA.
  3. Copy of certificate for Registered Developer to be furnished.
  4. Site plan is to be drawn showing dimensions both as per patta and as on site conditions and distinguishing the difference by hatching and indicating the setbacks from least boundary line.
  5. In site plans Setbacks to be shown from basement floor plan and upper floor projections in all crucial points.
  6. Above gym text terrace at first floor only to be shown in 2<sup>nd</sup> to 5<sup>th</sup> floor typical plan.
  7. Columns shown in ramp to be deleted in basement floor plan.
  8. Area statement and title of the plan requires correction.
  9. Lift Machine Room size and staircase to Lift Machine Room to be shown in Terrace floor plan.
  10. Staircase shown for headroom to be deleted in terrace floor plan.
  11. Text lift well to be shown in terrace floor plan.
  12. Text + 0.90 level to be shown in Drivers Toilets in stilt floor plan.
  13. Offset measurements to be shown in all floor plans.
  14. Building breakup measurements and over all measurements to be shown correctly.
  15. OTS from First floor level to be indicated in first floor plans.
  16. Rain water harvesting to be shown as per TNCDBR in site plan.
  17. S.No. and Block No. to be mentioned correctly in Form C.
  18. Copy of certificate for Registered Developer to be furnished.
  19. Column size and spacing between column to be shown in basement floor plan.
  20. In Legal opinion present owners name and right to apply not mentioned and not in complete shape.



21. As it is sewerage area septic tank shown in the plan to be deleted.
22. As least document extent of 1662.97 sq.m was considered for FSI computation during earlier approval now premium FSI works out to 2.402.
23. Since earlier PP issued in the name present owner Sathish Nanarayanan availing Premium FSI and as now the PPA submitted by his power of attorney Mrs. Samprathy Developers undertaking in Stamp paper indicating correct receipt number along with payment details which was already paid, file number and approval number for adjustment of present proposal submitted by Mrs. Samprathy Developers LLP represented by N.S.V. Shanmugam to be furnished duly notarized.

Yours faithfully,

*[Handwritten Signature]*  
For Chief Planner  
(Area Plans Unit)

*FC*

*[Handwritten Signature]*  
*24/2/2020*

Copy to:

1. The ~~Chief~~ *Senior* Accounts Officer,  
Accounts Main Division, CMDA,  
Chennai-600 008.
2. The Principal Chief Engineer,  
Greater Chennai Corporation,  
Chennai -600 003.