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BY REGISTERED POST ACK DUE

From

The Member Secretary
Chennai Metropolitan Development
Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600008

To

M/s. Spero Property Management
No.12/1, Bashyam Basheer Ahmed Street
2nd Floor, Alwarpet
Chennai 600 018

Letter No.B2/0001/2016

Dated 4.3.2016

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (South) - Planning Permission - Proposed construction of Basement Floor (part) + Stilt floor + 3 floors residential building with 3 dwelling units at Plot NO.D-5, Old Door No.19, New Door No.14, Arunachalam Road, Kotturpuram, Chennai 600 85 comprised in Old T.S. No.4 (part), New T.S. No.4/14, Block No.16 of Adyar village - Remittance of Development Charges & Other charges - Requested - Reg.

- Ref:**
1. Your PPA received in SBC No.993/15 dated 29.12.2015
 2. G.O. MS No.163, H&UD Dept. Dated 09.09.2009
 3. G.O. MS No.86, H&UD Dept. Dated 28.03.2012
 4. G.O. Ms. No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.14).
 5. This office letter even No. dated 2.3.2016 to the SRO, Adyar.
 6. Lr. No.131/2016 dated 3.3.2016 received from SRO, Adyar.

The Planning Permission Application and Revised Plan received in the reference 1st cited for the proposed construction of Basement Floor (part) + Stilt floor + 3 floors residential building with 3 dwelling units at Plot NO.D-5, Old Door No.19, New Door No.14, Arunachalam Road, Kotturpuram, Chennai 600 85 comprised in Old T.S. No.4 (part), New T.S. No.4/14, Block No.16 of Adyar village is under scrutiny. To process the application further, you are requested to remit the following by six separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate receipt to the Area Plans Unit, 'B' Channel in CMDA or you may also remit the following charges & deposits through online gateway payment in Indusind Bank A/c. No.100034132198 IFSC Code No.INDB0000328 and inform to this office.

i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.15,700/- (Rupees fifteen thousand and seven hundred only)
ii)	Scrutiny Fee	Rs.1,800/- (Rupees one thousand and eight hundred only)
iii)	Regularisation charges for land	/ nil /



iv)	Open Space Reservation Charges (i.e. equivalent land cost in lieu of the space to be reserved and hand over as per DR Annexure XX)	// N.A. //
v)	Security Deposit for the proposed Development	Rs.2,75,000/- (Rupees two lakhs and seventy five thousand only)
vi)	Security Deposit for Septic Tank with upflow filter	//N.A.//
vii)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
(viii)	Infrastructure and Amenity charges	Rs.2,99,800/- (Rupees two lakhs ninety nine thousand and eight hundred only)
ix)	Premium FSI Charges	Rs.67,20,000/- (Rupees sixty seven lakhs and twenty thousand only)

NOTE:

i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part or whole of the building/site to the approved plan, Security Deposit will be forfeited.

ii) Security Deposit for display board is refundable, when the display board as prescribed in the 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.

iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the Security Deposit shall be forfeited without any further notice.

2) Payment received after 30 days from the date of issue of this letter attracts penal interest at the rate of 6% per annum (i.e. 0.5% per month) for item No. viii and for other items 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 due (however no interest is collectable for Security Deposits). If the due date for payment of charges to CMDA falls on public holidays, the next working day shall be taken as due date.

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) The measures stipulated by CMDA for rain water conservation to be adhered.

b) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(2)(b)

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 Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.

iii) A report in writing shall be sent to CMDA by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to CMDA when the building has reached upto plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan.

The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

iv) The owner shall inform CMDA of any changes of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No Construction shall be carried on during the period intervening between the exist of the previous Architect/Licensed Surveyor and entry of the newly appointed.

v) 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.

vi) While the applicant makes application for service connection such as Electricity, Water supply, Sewerage, he/she should enclose a copy of the completion certificate issued by CMDA along with his application tot the concerned Department Board/Agency.

vii) 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.

viii) In the Open Space within the site, trees should be planted and the existing trees preserved to the extent possible.

ix) If there is any false statement suppression or any misrepresentations of action the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.

x) The new building should have mosquito proof for overhead tanks and wells.

xi) The sanction will be void abinitio if the conditions mentioned above are not complied with

xii) Rain water conservation measures notified by CMDA should be adhered to strictly:

a) Undertaking (the format prescribed in Annexure-III to DR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, GPA Holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.

b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of Special Buildings and Group Developments.



5) You are also requested to furnish a Demand Draft drawn in favour of **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board**, Chennai – 600 002, for a sum of Rs.1,51,300/- (Rupees one lakh fifty one thousand and three hundred only) towards water supply and sewerage infrastructure improvement charges. The water supply and sewerage infrastructure improvement charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Sec.81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.

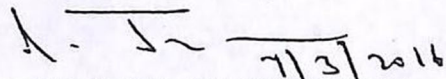
6) The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development Charges and other charges, etc shall not entitle the person to the planning permission, but only refund of the Development 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.

7) This Demand Notice (DC Advice) pertaining to the proposed construction fall within the jurisdiction of Greater Chennai Corporation.

8) You are requested to furnish 5 copies of revised plan rectifying the following defects and particulars:

- a) As on site/FMB measurements are to be corrected.
- b) Difference between site/FMB measurements are to be distinguished by hatching and also set backs to be indicated from the least site boundary line in the site plan.
- c) Sub heading of B-Floor plan, Stilt floor plan are to be corrected and in the BF Non FSI to be shown as per DR.
- d) Total length and width of the building are to be tallied with reference to the break up measurements in typical floor plan.
- e) Area statement needs correction.
- f) Section/Elevation are to be corrected with reference to the floor plan.
- g) certificate from concerned Tahsildar stating that the site under reference is not a water body, Poromboke land, covered under land ceiling and covered under Land acquisition.
- h) Erection of solar photo voltaic system in the 1/3rd of terrace floor area to be shown as per G.O. Ms. No.17, H&UD Dept. dated 5.2.2016.

Yours faithfully,


for MEMBER-SECRETARY.

Copy to:-

1. The Chief Accounts Officer
Accounts (Main) Division
CMDA, Chennai – 600 006.
2. The Commissioner
Greater Chennai Corporation, Chennai-3.

Sm
7/3/16

