


CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No. 1 Gandhi Irwin Road, Egmore,

Chennai - 600008

Phone: 044 2841 4855 Fax: 91-044-28548416

Email: mscmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No: C4/6920/2016

Dated :

16/6/17

To
 Tvl.J.Edward Jennings and Lavanya Priyadharshini
 91, Jains Green Acres Dargah Road Pallavaram Chennai – 600 043

Sir,

Subject: CMDA – Area Plans Unit –“C” channel (I&I) – Planning Permission Application for the proposed construction of Ground Floor + 1st Floor School Building in S.No.78, 79/2C1 and 2C2 of Kovilancheri Village, Chennai – Remittance of DC and other charges – Requested – Reg.

- Reference:**
1. Your PPA received in SBC No.INST/2016/0000313 dated 22.4.2016.
 2. G.O.(Ms).No.131, School Education (B) Department dated 10.8.2006
 3. G.O.Ms.No.161, H&UD Dept. dated 9.9.2009.
 4. G.O.Ms.No.86, H&UD Dept. dated 28.3.2012.
 5. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
 6. G.O.Ms.No.17, H&UD Dept. dated 5.2.2016.
 7. Committee of Senior Officers meeting held on 30.1.2017.
 8. Special Sanction Committee meeting held on 14.3.2017.
 9. This office letter even No. dated 31.3.2017.
 10. Applicant's letter dated 3.4.2017 and 11.4.2017.
 11. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 12. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

The planning permission application and revised plan received in the reference 1st cited for the proposed construction of Ground Floor + 1st Floor School Building in S.No.78, 79/2C1 and 2C2 of Kovilancheri Village is under scrutiny. To process the application further, you are requested to remit the following charges by online through payment gateway and produce to duplicate receipt to the Area's Plans unit, "C" Channel in CMDA. (or) You may also remit the following charges through NEFT/RTGS.

Account Name : Member Secretary Chennai Metropolitan Development Authority (CMDA) Bank/
 Branch : IndusInd Bank, T Nagar IFSC code : INDB0000328 Account No. : 100034132198.

DEMAND DETAILS

S. NO	DESCRIPTION	Total Amount	Already Remitted Amount	Current Amount to be Remit
1	Development Charges	20440.00 (Twenty Thousand Four Hundred Forty)	0.00 (Zero)	20440.00 (Twenty Thousand Four Hundred Forty)
2	Scrutiny Fee	7550.00 (Seven Thousand Five Hundred Fifty)	6500.00 (Six Thousand Five Hundred)	1050.00 (One Thousand Fifty)
3	Regularization charges for land	90050.00 (Ninety Thousand Fifty)	0.00 (Zero)	90050.00 (Ninety Thousand Fifty)
4	Security Deposit for Building	528900.00 (Five Lakh Twenty Eight Thousand Nine Hundred)	0.00 (Zero)	528900.00 (Five Lakh Twenty Eight Thousand Nine Hundred)

5	I & A Charges	865920.00 (Eight Lakh Sixty Five Thousand Nine Hundred Twenty)	0.00 (Zero)	865920.00 (Eight Lakh Sixty Five Thousand Nine Hundred Twenty)
6	OSR Charges	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
7	Premium FSI Charge	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
8	Caution deposit for IT Developments	0.00 (Zero)	0.00 (Zero)	0.00 (Zero)
9	Flag Day Collection (Paid by cash only)	500.00 (Five Hundred)		
	Total Amount to be Remitted	1506860.00 (Fifteen Lakh Six Thousand Eight Hundred Sixty)		

1.I) security deposit are refundable amount without interest on claim, after issue of completion certificate from CMDA , if there is any deviation/change of use of any part or whole of the building/site to the approved plan, security deposit will be forfeited.

ii) In the event of the security deposit is not claimed within a period of 5 years from the date of remittance, the security deposit will be forfeited without any further notice.

2(a). No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice for such payment.

2(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.

2(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 thirty 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.

2(d). Accounts Division shall work out the interest and collect the same along with the charges due.

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 with the following :

4. a. The measures stipulated by CMDA for rain water conservation to be adhered strictly.

5. The issue of planning Permission will depend on the compliance/fulfilment of the conditions/payments stated above.

6. Non provision of Rain Water Harvest structures as shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of DR and Enforcement action will be taken against such development.

7. You are request to furnish an understanding in Rs.20/- Stamp paper agreeing to provide provisions of solar energy system by erecting solar photo voltaic panels before issue of completion certificate you are also requested to show the above provision while submitting revised plan.

8. You are requested to furnish the sets of revised plans rectifying the following defects

1. Breakup measurements to be mentioned in the Site Plan.
2. Driveway and turning radius needs correction.
3. Rainwater harvesting provision to be shown as per DR.
4. Enclosed wall to be shown in all OTS at Upper Floors.
5. Entry to an OTS to be shown in Ground Floor
6. In Ground Floor Plan, a word porch and column location to be shown.
7. To hand over the portion of land on Northern side to maintain the uniform road width.
8. Undertaking for Septic Tank with Upflow Filter to be furnished.
9. Play area to be shown within the site under reference.
10. Title needs correction.

to:

1. The Commissioner / BDO,

St. Thomas Mount Panchayat union
CHENNAI

2. The Senior Accounts officer,

Accounts Main Division,
CMDA, Chennai-600008

Yours Faithfully,

[Handwritten Signature]
for MEMBER-SECRETARY

[Handwritten Signature]
16/6/17

****This is a system generated demand letter. It doesn't required signature****

