



Letter No.C4/ 7051/2018

Dated : 06.05.2019

To

M/s Mata Amritanandamayi Math,
 Rep. by Brahmachari Vinayamrita Chaitanya
 132, Arcot Road, Virugambakkam,
 Chennai – 600 092.

Sir,

Sub: CMDA – Area Plans Unit – B Channel (Central) – Planning Permission for the existing additionally constructed Ground floor + 3 floors School building adjoining the existing Ground floor + 3 floors - Block II and existing Ground floor + 3 floors Block I, School building in addition to already approved existing Block I - School building at Door No. 4/9, Amman Nagar, 1st Main Road, Nesapakkam in S.No.67/1, 67/2 of Ramapuram Village, Chennai – Development charges to be remitted – Reg.

- Ref: 1. Your PPA received in SBC No. INST/205/2018 dated 27.4.2018.
 2. G.O.Ms.No.161, H&UD Dept., dt.09.09.2009
 3. G.O.Ms.No.86, H&UD Dept., dt.28.03.2012
 4. G.O.Ms.No.303, H&UD Dept., dt.30.12.2013 (TNGG Notification dt.29.01.2014)
 5. G.O.Ms.No.85, H&UD Dept., dt.16.05.2017
 6. Govt. Ir.no.6188/UD4(3)/2017-18 dated 13.6.2017
 7. G.O.Ms.No.135, H&UD Dept., dt.21.07.2017
 8. Earlier DC advice letter dated No.C4/3183/2010 dated 15.06.2010.
 9. Earlier Planning Permission No. C/C4/P/34/A-E/2010 in letter No. C4/3183/2010 dated 24.09.2010.

The Planning Permission Application received in the reference 1st cited for the **Planning Permission** for the Planning Permission for the existing additionally constructed Ground floor + 3 floors School building adjoining the existing Ground floor + 3 floors - Block II and existing Ground floor + 3 floors Block I, School building in addition to already approved existing Block I - School building at Door No. 4/9, Amman Nagar, 1st Main Road, Nesapakkam in S.No.67/1, 67/2 of Ramapuram Village, Chennai has been examined and found approvable. You are requested to remit the following charges by separate Demand Drafts of a Nationalised Bank in Chennai City drawn in favour of "The Member Secretary, CMDA, Chennai-8", at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Area Plans Unit, B Channel in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

		Charges worked out for this PPA	Charges/Deposits already paid in file No.C4/3183/2010	Balance amount to be remitted
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.1,22,000/-	Rs.1,00,000/- Rept. No.001745 dated 2.8.2010	Rs.22,000/-
ii)	Scrutiny Fee	Rs.34,000/-	---	Rs.34,000/-
iii)	Regularisation charges	NIL	NIL	NIL
iv)	Security Deposit for building	Rs.26,40,000/-	Rs.4,84,400/- Rept. No.00212 dated 2.8.2010	Rs.21,56,000/-
v)	Infrastructure and Amenity charges for additional area	Rs.13,39,000/-	Earlier Appd. Area adjusted	Rs.13,39,000/-
vi)	Shelter Fee	Rs.10,04,500/-	-----	Rs.10,04,500/-
vii)	Flag Day charges	Rs.500/-

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) 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)

- i. No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice for such payment.
- ii. Payment received after 30 days from the date of issue of this letter attracts penal interest at the rate of 12% per annum for amount payable towards DC for Land & Building, Regularization Charges, OSR Charges & Premium FSI Charges.
- iii. 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 up to 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.
- iv. Accounts Division shall work out the interest and collect the same along with the charges due.
- v) The applicant interest for belated payment if any in respect of Shelter Fund has to be remitted.
- iv) Interest for belated payment in respect of shelter fees shall be remitted as applicable.

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 to 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 revoked 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) 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.

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

i. Security Deposits are refundable amount without interest on claim, after issue of completion certificate from 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. 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.

iii) 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.

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

7) The issue of Planning Permission will depend on the compliance/fulfillment of the conditions/payments stated above.

8) 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.

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

1. Car, T.W. & cycle parking not provided as per DR requirements.
2. Special provision for PCP to be provided.
3. Solar Photo Voltaic System to be shown in Terrace floor.
4. Plan submitted does not reflect as on site condition, all the existing structures to be shown in site plan.
5. Sump details and STP to be provide instead of septic tank and its details to be shown as per DR.
6. STP design with calculation obtained from Professional Engineer to be furnished.
7. E.B.Room /Open Transformer Yard to be shown in the plan.

8. 2 Nos of Doors and 2 Nos of windows are as per Sampath committee to be provided for each classroom.
9. Gate with Compound Wall detail, Foundation detail and Rain Water Harvesting detail to be shown as per DR.
10. Site boundary measurements to be shown as per Earlier approved boundary measurements and the set back measurements to be shown from least boundary.
11. Column size (min300mm) and column to column distance to be shown in the plan
12. Title of the plan and area statement needs correction.
13. Building measurements all around the building to be mentioned correctly and Room size for all floor plans to be shown.
14. Door should be made of non-combustible materials and high fire-resistance to be shown in the plan
15. Indemnity Bond stating that site u/r not affected under land acquisition, land ceiling and land reforms to be furnished.
16. All connected Document details prior 5.8.1975 with document flow chart to be furnished.
17. FMB for S.No.67 with sub division details to be attested by the Revenue Officials not below the rank of Deputy Tahsildar to be furnished.
18. EC for the site under reference to be furnished from 1975 to till date.
19. Section and Elevation to be shown correctly.
20. Number of Students and Number of staffs to be shown in the Plan.
21. PWD condition to be incorporated in the plans.
22. An undertaking to be furnished for complying the PWD conditions.
23. An undertaking to be furnished for complying the Sampath Committee recommendations
24. NOC from DF & RS to be furnished.
25. Earlier original plan, approved plans, approved letter and original permit and receipts to be furnished.

Yours faithfully,

h. Shreegobali
 For PRINCIPAL SECRETARY/
 MEMBER-SECRETARY.

POK

8/5/19

Copy to:

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