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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in, Web site: www.cmdachennai.gov.in

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

Letter No. PP/SB/S/0021/2019, Dated: 22.05.2019

To

M/s. Rite Choice Foundations
and Engineering Pvt. Ltd.,
Door No.25, plot no.10/2
First Main Road,
Kasthuribai Nagar,
Adyar, Chennai-600 020.

Sir,

Sub: CMDA – Area Plans Unit – “B’ Channel (South) – Planning Permission Application for the proposed additional construction of 4th floor (part) with 3 dwelling units (which falls party CRZ & partly Non-CRZ) over the existing Basement floor (part) + Stilt floor + 3 floors + 4th floor (part) Residential building with 19 dwelling units availing Premium FSI at Plot No.25, Door no. 5/11 and Plot No.26, Door no. 4/29, 2nd Crescent Park Road, Gandhi agar, Adyar, Chennai-20 Comprised in Old S.No.9/1 (part), T.S.No.38 and 39, Block No. 34 of Kottur Village, Greater Chennai Corporation.– Remittance of DC & Other charges – DC advice Sent – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/SB/021/2019, dated 02.02.2019.
 2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
 3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 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. Earlier Planning Permission was issued by CMDA in PP.No.B/Spl.Bldg./541 Atol/ 2012,file No.B2/4919/2011 dated 31.12.2012.
 7. CMDA office order 7/2019 dt-12.3.2019.

The Planning Permission Application received in the reference 1st cited for the proposed additional construction of 4th floor (part) with 3 dwelling units (which falls party CRZ & partly Non-CRZ) over the existing Basement floor (part) + Stilt floor + 3 floors + 4th floor (part) Residential building with 19 dwelling units availing Premium FSI at Plot No.25, Door no. 5/11 and Plot No.26, Door no. 4/29, 2nd Crescent Park Road, Gandhi

agar, Adyar, Chennai-20 Comprised in Old S.No.9/1 (part), T.S.No.38 and 39, Block No. 34 of Kottur Village, 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 IndusInd Bank in A/c No.100034132198 (IFSC Code No. INDB0000328):

Sl. No.	Description	Current Amount to be Remitted
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4000/- (Rupees Four thousand only) ✓
2.	Scrutiny Fee	Rs.2,000/- ✓ (Rupees Two thousands only)
3	I&A Charges	Rs.1,97,000/- ✓ (Rupees One Lakhs and nine seven thousand only)
4.	Security Deposit (For Building)	Rs.10,50,000/- (Rupees Ten Lakhs fifty thousand only)
5.	MIDC charges	Rs. 7,23,000/- ✓ (Rupees Seven Lakhs Twenty three Thousand only)
6.	Premium FSI Charges	Rs. 1,60,60,000/- ✓ (Rupees One Crore Sixty Lakhs sixty Thousand only)
7.	You are also requested to remit the sum of Rs 500/- (Rupees Five Hundred only by cash towards contribution of Flag Day	

Note: Earlier DC has been remitted in File No.B2/4919/2011 is adjusted in this letter.

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) 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 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.
 - (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 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.
 - (d). Accounts Division shall work out the interest and collect the same along with the charges due.
 - (e) The applicable interest for belated payment if any in respect of Shelter Fund has to be remitted.
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 the 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 up to 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 unauthorized.
 - 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 (in the format prescribed in Annexure III to DR) a copy of it enclosed in Rs.10/ stamp paper duty 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 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 noncompliance 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 **Greater Chennai Corporation**.
- 7) You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
- The proposal excess FSI in Non CRZ area (excess by 0.04) Allowed – 2.00, provided – 2.04 Hence premium FSI undertaking to be furnished.
 - The site boundary as per patta and as on site condition to be shown correctly and difference to be hatched and also setbacks to be shown least site boundary line and name of the road to be mentioned correctly.
 - Non FSI area to be renamed as per DR Norms and Gate size to be shown correctly in stilt cum site plan.
 - Area Statement, Sub Title and Title need correction.
 - Usage of the rooms in all floors to be mentioned correctly in all floors plans.
 - Stilt floor height from bottom of beam to be shown correctly, Elevation and Section needs correction.
 - In terrace floor plan OTS / Head Room / OHT & LMR to be clearly shown as on site along with measurement.
 - Solar Photo Voltaic system 1/3rd terrace area to be shown.
 - E.C for the site under reference from 01.08.2010 to till date to be furnished.
 - All the existing building flat owners shall be signed as in Encumbrance Certificate in all the plans PP forms and undertakings as applicants.

Yours faithfully,

[Handwritten Signature]
Chief Planner
Area Plans Unit

Copy to:

- The Chief Accounts Officer,
Accounts Main Division,
CMDA, Chennai-8.
- The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai -600 003.

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20/5/2019

[Handwritten Signature]
21/5/19
21/5/19.