

- 203 -

**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/S(B1)/0097/2019, Dated: 31.06.2019**

From

**Thiru.N.S.Periyaswamy**

Chief Planner, Area Plans Unit

To

**Thiru.A.C.Jyothi prakash**

Door No.440-B, Mambakkam Main Road,  
Sithalapakkam, Chennai 600126.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the proposed construction of Stilt floor + 4 floors Residential building with 32 dwelling units at Vijay Avenue 4th Street, Sithalapakkam, Chennai 6000126 in S.No.95/1B of Sithalapakkam Village within the limit of St.Thomas Mount Panchayat union – Remittance of DC & Other charges – DC advice Sent – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/SB/S/0097/2019, dated 23.03.2019.
  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. 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
  6. CMDA office order No.7/2019, dated.12.03.2019
  7. This office letter even No dated 06.05.2019 addressed to SRO, Selaiyur.
  8. GLV letter No.14-19/2019, dated.15.05.2019 received from SRO, Selaiyur
  9. This office letter even No dated 20.05.2019 addressed to SRO, Selaiyur.



10. GLV letter No.14-20/2019, dated.22.05.2019 & 29.05.2019  
received from SRO, Selaiyur

\*\*\*\*\*

The Planning Permission Application is for the proposed construction of Stilt floor + 4 floors Residential building with 32 dwelling units at Vijay Avenue 4th Street, Sithalapakkam, Chennai 6000126 in S.No.95/1B of Sithalapakkam Village within the limit of St.Thomas Mount Panchayat union 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):

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>₹ 46,000/-</b> (Rupees Forty six thousand only)
ii)	Balance Scrutiny Fee	<b>₹ 6,000/-</b> (Rupees Six thousand Only)
iii)	Regularization charges	<b>₹ 42,000/-</b> (Rupees forty two thousand only)
iv)	Open space & reservation charges	<b>₹ 6,70,000/-</b> (Rupees Six lakh seventy thousand only)
v)	Security Deposit (For Building)	<b>₹ 7,33,000/-</b> (Rupees Seven lakh thirty three thousand only)
vi)	Security Deposit for Display Board	<b>₹ 10,000/-</b> (Rupees Ten thousand only)
vii)	Security Deposit for Septic tank	<b>₹ 32,000/-</b> (Rupees Thirty two thousand only)
viii)	Infrastructure & Amenities Charges	<b>₹ 11,21,000/-</b> (Rupees Eleven lakh twenty one thousand only)
ix)	Premium FSI Charges	<b>₹ 24,10,000/-</b> (Rupees Twenty four lakh ten thousand only)
x)	Shelter charges	Nil
xi)	MIDC Charges	Nil
xii)	You are also requested to remit a sum of <b>Rs 500/-</b> (Rupees Five Hundred only by cash towards contribution of Flag Day	



The security deposit amount is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

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.
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 TNCDDBR:-
      - 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 TNCDBR 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 facts in the application, 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 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 falls within the jurisdiction of The commissioner, Corporation of Chennai, Chennai
7. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
  - 1) Revised Form A & Form C (undertaking in Rs.20 stamp paper) to be furnished as per TNCDDBR.
  - 2) Application forms and plans to be signed by the following registered professional registered in CMDA a).Registered Developer (RD), b).Registered Structural Engineer (RSE), c).Registered Construction Engineer (RCE) and d).Registered Geotechnical Engineer. Copy of registration certificate issued by CMDA for Registered professional to be furnished.
  - 3) Legal opinion from government Pleader as on date to be furnished.
  - 4) Parking needs rearrangement with reference to Aisle width and required TW parking to be shown to satisfy TNCDDBR.
  - 5) Provision of bath room and water closet for the use of servants or drivers to be shown in the stilt floor
  - 6) Break up measurements to be shown in typical floor plan. Outer measurements for Caretaker room, electrical transformer room in the site plan and head room, OHT, LMR in the terrace floor to be shown.
  - 7) Height and total height of the building incorporating head room, OHT to be shown in the section.
  - 8) Actual road width as per inspection observation to be shown in the site plan.
  - 9) Rain Water Harvesting to be shown as per TNCDDBR.
  - 10) Height of parapet wall to be shown between 1.2m and 1.5m.
  - 11) Setback to be shown from the upper floor projection line at all crucial points.
  - 12) Design calculation for septic tank with up flow filter.

- 13) Area statement needs correction.
- 14) Drive way width and correct site boundary dimension as per site to be shown in the site plan.
- 15) Section and elevation to be shown with respect to floor plan.
- 16) In the terrace floor plan dimension of OTS and Head room to be shown.

Yours faithfully,

*Handwritten signature*

Chief Planner  
Area Plans Unit

*o/c*

*2/2*

Copy to:

1. The Chief Accounts Officer,  
Accounts Main Division,  
CMDA, Chennai-8.
2. The Commissioner,  
St.Thomas Mount Panchayat union,  
Chennai

*Handwritten signature*  
31/5/19

*Handwritten signature*  
31/5/19

*Handwritten signature*  
3/6/19