



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C3(N)/10127/2017, dated 11.05.2018

To
M/S Riverview Builders (LLP)
Rep by its Authorised signatory
Thiru. T.V. Sathia Narayana,
GPA holder for **M/S. Social Welfare**
Centre Johan Maasbach World Mission
No.3, Mangesh Street,
T.Ngar, Chennai – 17.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning permission application is for the proposed construction of MSB Residential cum Commercial (Club house) use building with Tower 1 & 2 with combined Basement Floor + Combined Stilt Floor + Combined 1st floor & 2nd floor for upper floor Parking + Podium & Swimming Pool over & above the 2nd Floor level + 3rd Floor for Residential cum commercial (Club house) use + 4th Floor to 18th Floor residential use with 284 Dwelling units, at old D.No 10, New No. 29, Arcot Road (NSK Salai), Saligramam, Chennai – 93. Bearing old S.no. 192, T. S. No. 32 Block no.44 of Saligramam Village, MambalamTaulk. Within the Corporation of Chennai limit – Remittance of DC and Other Charges –DC Advise sent - DRC utilized – Demand for balance Premium FSI charges – Reg.

- Ref:
1. PPA received in MSB /2017/000467, dated 12.07.2017.
 2. NOC issued by the AAI in NOCID: CHEN/SOUTH/B/061917/226821 to 23 dt. 19.06.2017 for Tower – 1 & 2 and club house block.
 3. Minutes of the 237th MSB Panel meeting held on 26.07.2017.
 4. This office letter even no dt. 03.08.2017 addressed to the Govt.
 5. Letter (Ms) No. 161 dt. 29.08.2017 received from the Govt.
 6. This office letter even no dt. 22.09.2017 addressed to the applicant.
 7. Letter no Tr./License/871/19483/2017 dt. 25.09.2017 received from Police (Traffic).
 8. The applicant letter received dt. 06.10.2017, 13.10.2017 & 20.10.2017.
 9. Environmental Clearance (EC) issued in letter no. SEIAA/F.6432/EC/8(a)/533/2017 dt. 31.08.2017.
 10. NOC issued in letter no. TC/14758/2/ATC (PC-598) dt. 04.10.2017 by IAF.
 11. Letter No. 11467/C1/2017, PP. NOC. No.84/2017 dt. 08.11.2017 received from DF&RS.
 12. The applicant letter dt. 07.12.2017 and 11.12.2017.
 13. This office letter even no dt. 26.12.2017 addressed to the applicant.
 14. The applicant letter dt. 03.01.2018.



15. This office letter even no dt. 12.01.2018 addressed to the SRO, Virugambakkam.
16. The applicant letter dt. 23.01.2018.
17. This office letter even ~~no~~ dt. 09.02.2018 addressed to the SRO, Virugambakkam.
18. GLV letter No.43/SRO Virugai/2018 dt. 13.02.2018 received from SRO, Virugambakkam.
19. This office letter even No. dt. 27.02.2018 addressed to the applicant.
20. The applicant letter dt. 01.03.2018.
21. This office letter even ~~no~~ dt. 07.03.2018 addressed to the SRO, Virugambakkam.
22. The applicant letter dt. 26.03.2018 addressed to the MS, CMDA
23. NOC obtained from DF&RS in letter no R. Dis. No. 4282/C1/2018 dated 28.03.2018.
24. The applicant letter dt. 02.05.2018 addressed to the MS, CMDA

-x-

I am to invite your attention to the references cited. In response to the letter in the reference 19th cited requesting to make payment of D.C. and other charges including Premium FSI charges you have remitted all the required charges & furnished Bank Guarantee for Security Deposit for the Building. But with regarding the Premium FSI charges you have remitted an amount of **Rs.23,82,15,000/-** (Rupees Twenty three Crores Eighty two Lakhs and Fifteen Thousand Only) only against the demanded amount of **Rs.35,99,15,000/-** (Rupees Thirty Five Crores Ninty Nine Lakhs and Fifteen Thousand Only).

2) For the adjustment of balance Premium FSI charges you have furnished DRC utilization request along with original provisional DRC in the name of Thiru.Rajkumar Manradiar (Certificate No.011/2013) towards the land surrendered to CMDA for the reservation of land for the CMRL project at Survey number 25/2A2 of Nerkundram village, Ambathur taluk, Thiruvallur District. The DRC has been utilized and adjusted in the form of FSI credit for premium FSI charges as calculated below :

The demand for Premium FSI charges of Rs.35,99,15,000/- was made for 10,396.59 sq.m. of FSI area which is equivalent to 4158.634 sq.m. of land extent.	
The amount remitted by cash towards partial PFSI charges. is Rs.23,82,15,000/-	This is equivalent to land extent of $23,82,15,000/86545 = 2752.4987 \text{ sq.m.}$
Equivalent FSI area is	$2752.4987 \times 2.5 = 6881.25 \text{ sq.m.}$
Balance Premium FSI area for which amount to be paid	$(10,396.59 - 6881.25) \text{ sq.m.}$ = 3515.34 sq.m.



FSI credit available for adjustment as per DRC No.011/2013 is $2.25 \times V \times 1500 \text{ sq.m.}$	$V = \text{Guideline value of export site} / \text{Guideline value of received site}$ $V = 3350/8040$ $V = 0.41666 = 0.417$
Therefore, FSI credit available as per DRC	$= 2.25 \times 0.417 \times 1500 \text{ sqm}$ = 1407.375 sq.m.
Balance premium FSI for which charges are to be paid by the applicant after adjustment of DRC	$(3515.34 - 1407.375) \text{ sq.m.}$ = 2107.965 sq.m.
Equivalent land extent for balance premium FSI	$= 2107.965 / 2.5$ $= 843.186 \text{ sq.m.}$
Balance PFSI charges to be paid	$843.186 \times 10.764 \times 8040$ $= 7,29,71,494.996$ =Rs.7,29,71,495/-

3) Accordingly, it is informed that in the DRC, the land eligible for FSI credit actually implies the FSI area available on credit. In this instant case, the land acquired is 1,500sq.m. and the FSI credit available is $2.25 \times V \times 1500 \text{ sq.m.}$ It is not the land available on credit. As per regularization for the grant of TDR (2) and (5) of Annexure – XXI of Development Regulations No.9, the award will entitle the owner of the land to FSI in the form of Development Rights Certificate (DRC), which he may use himself or transfer to any other person and in the Certificate the FSI credit to which the DRC holder is entitled in terms of the area of land surrendered is mentioned.

4) As per Section (vi) of Guidelines for Transfer of Development Rights (under D.R.No.9), for arriving at the FSI credit, the Guide Line Value (GLV) of the land surrendered and the GLV of the DRC utilized shall be with reference to the GLVs at the export and import sites in the year of DRC utilisation applied for. Accordingly, the GLVs at present are taken for the computation of the multiplication factor V.

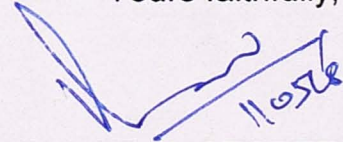
5) Therefore, to process the application further, you are requested to remit the following amount by a separate Demand Draft of a Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008 at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA (or) Payment can also be made through online Gateway payment of Indusland Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328) and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

i)	Balance Premium FSI Charges	Rs. 7,29,71,495/- (Rupees Seven Crores twenty nine Lakhs seventy one thousand four hundred and ninety five Only)
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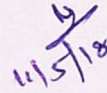


6) You are advised to remit the above charges along with applicable interest. The other terms & conditions stipulated in the reference 19th cited are still holds good.

Yours faithfully,



for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**



Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner,
Greater Chennai Corporation
Chennai – 600 003.

	<p>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in</p>
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i)	Balance Premium FSI Charges	Rs. 7,29,71,495/- (Rupees Seven Crores twenty nine Lakhs seventy one thousand four hundred and ninety five Only)
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6) Further, as per Section (viii) of Guidelines for Transfer of Development Rights (under D.R.No.9), the DRC shall be valid initially for a period of 5 years, and may be renewed for a further period of 5 years subject to payment of revalidation fee fixed by the Authority, from time to time. Therefore, you are requested to submit the DRC for utilisation after revalidation.

7) You are advised to remit the above charges along with applicable interest. The other terms & conditions stipulated with the reference 19th cited are holds good. *skk*.

Yours faithfully,

[Signature]
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner,
Greater Chennai Corporation
Chennai – 600 003.

[Signature]
09/07/18