



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

Letter No. C3 (N)/11157/2017, dated 06.2018

To
M/s. KARA PROPERTY VENTURES LLP,
#1, Krishnamma Road,
Nungambakkam ,
Chennai-600 034.

Sir,

Sub:	CMDA – Area Plans Unit – MSB (North) Division - Planning Permission Application for the proposed construction of Multi-Storeyed Building with 4 Basement floor + Ground floor (Part) / Stilt floor (Part) + 1 st floor to 16 th floor – Residential Building with 43 Dwelling Units, at Old No.19A New Door No.113, Nugambakkam High Road, Nugambakkam, Chennai – 34, R.S.No.58/4, 58/78, (Old R.S.No.58) Block No.12 of Nugambakkam Village within the limits of Greater Chennai Corporation – Remittance of DC & Other Charges - Advice sent - Reg.
Ref:	1. Planning Permission Application received on 01.08.2017 in MSB/2017/0000529.
	2. Previous Planning Permission issued vide PP. No. C/PP/MSB/17 A to S/2015 in letter no. C3/15051/2012, dt. 24.03.2015.
	3. Minutes of the 238 th MSB Panel meeting held on 27.10.2017.
	4. This office letter even no. dated 12.11.2017.
	5. Your letter dated 05.12.2017.
	6. Govt. letter (Ms) No. 30 H & UD (UD I) Dept. dated 08.03.2018.
	7. This office letter even no. dated 25.05.2018 addressed to the SRO, Chennai Central Joint-II, Thousand Lights.
	8. Letter No. 166, dated 29.05.2018 received from the SRO, Joint-II, Thousand Lights.

1376
சென்னை 51

Received DC
Payman
28/4/2018

The Planning Permission Application received in the reference 1st cited for the proposed construction of Multi-Storeyed Building with 4 Basement floor + Ground floor (Part) / Stilt floor (Part) + 1st floor to 16th floor – Residential Building with 43 Dwelling



Units, at Old No.19A New Door No.113, Nugambakkam High Road, Nugambakkam, Chennai – 34, R.S.No.58/4, 58/78, (Old R.S.No.58) Block No.12 of Nugambakkam Village within the limits of Greater Chennai Corporation is under process. To process the application further, you are requested to remit the following 7 (**seven**) separate Demand Drafts 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 and produce the office copy to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

The Development charge for land & building, Security Deposit for the building, MIDC, I&A charges and Premium FSI charges remitted for the earlier Planning Permission issued in the reference 2nd cited have been adjusted and only the balance charges are now demanded along with the Balance Scrutiny Fee for this revised proposal.

Sl.No	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3/15051/2012	Balance Amount to be paid now
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,33,468/- (Rupees Four Lakhs and Thirty Three Thousand and Four Hundred and Sixty Eight only)	Rs.5,00,000/- (Rupees Five lakhs only) vide receipt no. 03129 dt. 11/12/14	Nil
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand only)	-	Rs.10,000/- (Rupees Ten Thousand only) (after adjusting the fees paid for this project)
iii)	Regularisation charge for land	(Already approved site)	Rs.3,40,000/- (Rupees three lakhs and fourty thousand only) vide receipt no. 03129 dt. 11/12/14	Nil
iv)	OSR charges	Not Applicable. (OSR charges has already remitted)	Rs. 3,10,10,000/- (Rupees three crore ten lakhs and ten thousands only) vide receipt no. 03129 dt. 11/12/14	Nil
v)	Security Deposit (For Building)	Rs.1,06,30,006/- (Rupees Four Lakhs and Thirty Three Thousand and Four Hundred and Sixty Eight only)	Rs. 1,13,70,000/- (Rupees one crore thirteen lakhs and seventy thousand only) vide receipt no. SD/261 dt. 11/12/14	Nil
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only)



vii)	IDC for CMWSSB **	Rs. 39,33,102/- (Rupees Thirty Nine Thousand and Thirty Three Thousand and One Hundred and Two only) NIL	Rs. 18,20,000/- (Rupees eighteen lakhs and twenty thousand only) vide DD no. 257135 dt. 11/12/14 drawn on Kotak Mahindra Bank, Chennai	Rs. 21,15,000/- (Rupees Twenty One Thousand and Fifteen Thousand only) NIL
viii)	Infrastructure & Amenities Charges	Rs. 57,90,563/- (Rupees Fifty Seven Lakhs and Ninty Thousand and Five Hundred and Sixty Three only)	Rs. 58,20,000/- (Rupees fifty eight lakhs and twenty thousand only) vide Receipt no. 03130 dt. 11/12/14	Nil
ix)	Shelter Fee	Not applicable (Earlier approval issued in letter no. C3/15051/2012, dt. 24.03.2015)	Rs. 43,43,000/- NIL	Not applicable Rs. 43,43,000/- (Rupees forty three lakhs and forty three thousand only) ✓
x)	Premium FSI charges	Rs. 25,10,76,529/- (Rupees Twenty Five Crores and Ten Lakhs and Seventy Six Thousand and Five Hundred and Twenty Nine only)	Rs. 37,98,40,000/- (Rupees thirty seven crores ninety eight lakhs and forty thousands only) vide receipt no. 03131 dt. 11/12/14	Nil
xi)	Flag day Contribution by Cash	-	-	Rs.500/- (Rupees Five Hundred only)

** DD should be drawn in favour of ~~Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.~~


2. Security Deposit for building is 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 of/whole of the building/site to the approved plan, Security Deposit will be forfeited. Further, if the Security Deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

3. 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.

4. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises for such payment.

Rs. 43,43,000/-
(Rupees forty three lakhs and forty three thousand only)

- (ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum from the date of issue of the advise upto the date of payment.
 - (iii) Account division shall work out the interest and collect the same along with the charges due.
 - (iv) No interest is collectable for security deposit.
 - v) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.,
 - (vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
5. The PPA would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.
6. You are also requested to comply the following:
- a. Furnish an undertaking in Rs. 20/- stamp paper to comply the following conditions as per DR.:
 - 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 Multi-storied Building, both qualified Architect and qualified structural Engineer, who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.
 - iii) A report in writing shall be sent to Chennai Metropolitan Development Authority 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 Chennai Metropolitan Development Authority of any change 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 exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

- 
- 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 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 acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
 - x) The new building should have mosquito proof overhead tanks and wells.
 - xi) The sanction will be revoked, if the conditions mentioned above are not complied with.
 - xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- b. Undertaking (in the format prescribed in Annexure- III to DR) Rs.20/- stamp paper, duly executed by all the land owner, GPA holders, builders and promoters separately. The undertaking shall be duly attested by a Notary Public.
 - c. Furnish the details of the proposed development, duly filled and Signed by the Applicant / Architect as per the format enclosed for display at the site. Display of the information at site is compulsory, in cases of Multi-storied buildings, Special buildings and Group developments.
 - d. An undertaking in Rs.20/- stamp paper duly executed by all the land owners/GPA holder to comply/fulfill the conditions imposed by the other agencies such as DF & RS, Traffic, CMWSSB, and AAI.

7. 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 charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases 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 reason, provided that the construction is not commenced and claim for refund is made by the applicant.

8. You are also requested to furnish five sets of revised plan rectifying the following defects in plan and particulars:

- (i) Details for the Architectural projections to be furnished.
- (ii) Area statement to be corrected.
- (iii) Unwanted lines to be removed.
- (iv) NOC of AAI issued vide letter no. AAI / SR / NOC / RHQ (Case No.: MM 182/2013) dt. 10.04.2013 to be revalidated and furnished.
- (v) Area of toilet proposed in the terrace floor to be included in FSI area and sub title to be mentioned as 17th floor part cum terrace floor part plan.
- (vi) Landscape area and architectural/other projections and children play area shown in the setback space are not permissible.
- (vii) Garbage room proposed in stilt floor plan to be specified with permissible 10% non-FSI area.
- (viii) Lumber room and office proposed at stilt floor plan shown as association office and lumber in APPAS are not tallies and to be revised and lumber room not permissible as a 10% non FSI in stilt floor area.
- (ix) In setback space gradient proposed to be provided with slope 1:25 at the both the locations instead of mentioning as ramp to be specified as Gradient.
- (x) Some of the Car parking stall nos shown in the B.Floor like vallet parking 3 or 4 nos and like stack parking are not specified properly and detail drawing along with brochure design duly signed by the Consultant, Applicant, Architect & Structural engineer are not furnished.
- (xi) A Room with partition wall shown is not specified properly in all basement floors.
- (xii) Verandah proposed are to be provided with hand rail only enclosed wall shown allround to be revised and Verandah to be specified as service verandah in all floor plans.
- (xiii) Double roof height portion to be specified & indicated properly in all floor plans.
- (xiv) Wall connecting in cutout portion on both sides of the building in all floors to be removed.
- (xv) Upper floor projection above to be indicated properly in all floor plans.



- (xvi) Parapet wall projection & architectural projection shown in the cross section to be shown in the site plan and setback to be given from above projection line.
- (xvii) Height of parapet wall to be restricted to 1.00m.
- (xviii) Restrict the no. sheets in the proposal by furnishing only limited elevation & cross section drawing sheets.



19. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of the Commissioner, Corporation of Chennai.

Yours faithfully,

o/c

[Handwritten signature]

[Handwritten mark]

**for PRINCIPAL SECRETARY/
MEMBER-SECRETARY.**

Encl:

- 1. Display Format (2 Nos.)

[Handwritten signature]
04/06/18

[Handwritten signature]
06/06/18

Copy to:

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

(*) 9. You are requested suspend the earlier approved Plans, Plan's Permit & approval letter no. C3(N)/15051/12 dt. 24/03/15 in official.