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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: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No. C3(N)/0127/2019, Dated: .11.2019

To

Chennai Metro Rail Limited,

Rep. by Mr. K.RAVI,
Additional General Manager (Design),
CMRL Depot., Admin Building,
Poonamallee High Road,
Koyambedu, Chennai-600 107.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of **High Rise Commercial Building** consisting Basement Floor & Stilt Floor (**3 tiers Mechanical stack parking system**) + 1st Floor to 7th Floor for Office use at T.S. No. **35/16, 35/17, 35/19, 35/26 & 35/27**, Block No.1 of Puliur Village, Egmore – Nungambakkam Taluk, Inner Ring Road (Jawaharlal Nehru Salai), Arumbakkam Metro Station, Chennai – 106, within the limits of Greater Chennai Corporation – Remittance of DC & Other charges – DC Advice sent – Reg.

- Ref:
1. PPA received in CMDA/PP/MSB/N/0127/2019 dated 01.04.2019.
 2. Earlier Special Building proposal processed and DC advice sent through online in this office letter No.BC1/17937/2015, on 08.03.2017.
 3. Your letter dated 03.05.2019.
 4. This office letter even No. dated 27.06.2019 addressed to the Additional Commissioner of Police (Traffic).
 5. This office letter even No. dated 27.06.2019 addressed to the Director, Tamil Nadu Fire & Rescue Services Department.
 6. Minutes of the 251st MSB Panel meeting held on 11.07.2019.
 7. This office letter even No. dated 27.07.2019 addressed to the applicant.
 8. Your letter dated 06.08.2019 along with the particulars.
 9. NOC from DF&RS vide R.Dis.No.11111/C1/2019, PP.NOC.No.101/2019, dated: 14.08.2019 with usual conditions.
 10. NOC from Traffic Police vide Rc. No. Tr. / License / 565 / 17467 / 2019, dated 19.08.2019.



11. Your letter dated 27.08.2019 along with revised plan & particulars.
12. This office letter even No. dated 06.09.2019 addressed to the Government
13. This office letter even no. dated 05.09.2019 addressed to the applicant.
14. The Govt. Letter (Ms) No. 154 H&UD, (UD-1) Department dated 16.10.2019
15. This office letter even No. dated 04.11.2019 addressed to the Sub Registrar Office / Kodambakkam for GLV for the site.
16. SRO, Kodambakkam in letter no. 283/2019, dated 05.11.2019.

The Planning Permission Application for the proposed construction of **High Rise Commercial Building** consisting Basement Floor & Stilt Floor (**3 tiers Mechanical stack parking system**) + 1st Floor to 7th Floor for Office use at T.S. No. **35/16, 35/17, 35/19, 35/26 & 35/27**, Block No.1 of Puliyur Village, Egmore – Nungambakkam Taluk, Inner Ring Road (Jawaharlal Nehru Salai), Arumbakkam Metro Station, Chennai – 106, within the limits of Greater Chennai Corporation is under process. To process the application further, you are requested to remit the following by **7(Seven)** 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).

2. The Development charge for land & building, Security Deposit for the building, MIDC and I&A charges remitted in the earlier Special Building proposal dealt in File No. BC1/17937/2015 vide receipt No. Receipt No.B004211 dt.12.04.2017 has 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 in this MSB proposal	Already remitted in file BC1/17937/2015	Balance Amount to be paid now
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,05,760/- (Rupees One Lakh and Five Thousand and Seven Hundred and Sixty only)	Rs.66,760/- -(Rupees Sixty Six Thousand and Seven Hundred and Sixty only) vide Receipt No.B004211 dt.12.04.2017.	Rs.39,000/- (Rupees Thirty Nine Thousand only)
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand only)	-	Rs.10,000/- (Rupees Ten Thousand only)



Sl. No.	Description of charges	Total Amount in this MSB proposal	Already remitted in file BC1/17937/2015	Balance Amount to be paid now
				after adjusting the scrutiny fee of Rs. 6425/- already remitted through on-line on 30.03.2019.
iii)	Regularisation charge for land	Rs.1,25,000/- (Rupees One Lakh and Twenty Five Thousand only)	Rs.1,01,000/- (Rupees One Lakh and One Thousand only) vide Receipt No.B004211 dt.12.04.2017.	Rs.24,000/- (Rupees Twenty Four Thousand only)
iv)	OSR charges	<p>Least extent of land considered in the MSB proposal: 1605.16 sq.m.; Least extent of land considered in earlier file : 1345.00 sq.m. (BC1/17937/2015) Proportionate OSR charges collected in the earlier file for 256.83sq.ft. Total proportionate OSR charges to be collected for 1605.16 sq.m. is 306.46sq.ft. Therefore, balance charges for OSR: 306.46 sq.ft. (-) 256.83sq.ft. = 49.73sq.ft.</p>		
		OSR charges for the difference in extent of land considered in this MSB proposal is collected now.	Rs.33,38,800/- (Rupees Thirty Three Lakh and Thirty Eight Thousand and Eight Hundred only) vide Receipt No.B004211 dt.12.04.2017.	Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand only)
v)	Infrastructure & Amenities Charges	Rs. 18,75,000/- (Rupees Eighteen Lakh and Seventy Five Thousand only)	Rs.6,20,130/- (Rupees Six Lakh and Twenty Thousand and One Hundred and Thirty only) vide Receipt No.B004211 dt.12.04.2017.	Rs.12,54,870/- (Rupees Twelve Lakh and Fifty Four Thousand and Eight Hundred and Seventy only)
vi)	Security Deposit - For Building (50% of I & A Charges)	Rs.9,37,500/- (Rupees Nine Lakh and Thirty Seven Thousand and Five Hundred only)	Rs. 5,60,000/- (Rupees Five Lakh and Sixty Thousand only) vide Receipt No.B004211 dt.12.04.2017.	Rs.3,77,500/- (Rupees Three Lakh and Seventy Seven Thousand and Five Hundred only)



Sl. No.	Description of charges	Total Amount in this MSB proposal	Already remitted in file BC1/17937/2015	Balance Amount to be paid now
vii)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only)
viii)	IDC for CMWSSB	Rs.5,65,000/- (Rupees Five Lakh and Sixty Five Thousand only)	Rs.3,38,800/- (Rupees Three Lakh and Thirty Eight Thousand and Eight Hundred only) vide Receipt No.B004211 dt.12.04.2017.	Rs.2,26,200/- (Rupees Two Lakh and Twenty Six Thousand and Two Hundred only)
ix)	Premium FSI Charges	Not applicable	-	Not applicable
x)	Shelter Fee	Not applicable	-	Not applicable
xi)	Flag day Contribution by Cash	Rs.500/- (Rupees Five Hundred only)	-	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.

3. The security deposit 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.

4. Security Deposit is refundable amounts 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.

5. 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.

6. a) No interest shall be collected on payment received within one month (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.
- f) 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.
- g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

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

8. 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 TNCD&BR – 2019 :-
 - 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 High Rise Building, Registered Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) and Registered Quality Auditor (RQA) 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) or Registered Quality Auditor (QA) 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) or Registered Quality Auditor (QA) 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 acts in the applicant, 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) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, Environmental clearance & PWD in Rs.20/- Stamp Paper duly executed by all the land owners, GPA holders, Builders & promoters duly attested by the notary public.
 - c) Details of proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of High rise buildings.



9. 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 TNCB&DR - 2019, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

10. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the **Commissioner, Greater Chennai corporation.**

11. You are also requested to furnish revised plan rectifying the following defects along with the following particulars:

- i) Title & Area statement to be incorporated as per actual calculations.
- ii) In Basement Floor plan sump area enclose with wall are to be rectified.
- iii) Site dimension as per FMB and as on site are to be mentioned and least boundary to be shown by hatching the excess site extent.
- iv) Stand-by Electric Generator of adequate capacity for running lift and water pump and a Room to accommodate the generator with Rolling Shutter and Exhaust Fans to be shown in Stilt Floor.
- v) As per DF & RS NOC condition, Refuge area to be shown at 7th floor level.

Particulars:

- i) Combined FMB Sketch with latest subdivisions duly attested by revenue officials not below the rank of deputy Tahsildar to be furnished.
- ii) NOCs from AAI and IAF are to be obtained for the proposal.
- iii) Acceptance of conditions imposed in the NOCs issued by DF & RS and other agencies to be furnished.
- iv) Notarized undertaking for the acceptance & abiding of the conditions in the NOC issued by the various Govt. agencies.
- v) Structural design vetted by PWD is to be furnished.

Yours faithfully,

o/c

For **MEMBER-SECRETARY**

08-11-2019

29/11/19

11/11/19

Copy to:

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