



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
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Letter No. C3 (N)/14546/2018, dated 08.04.2019

To

**M/s. RADIANCE REALTY DEVELOPERS INDIA LTD,**

Rep. by its authorized signatory

Thiru S. Ragavendran,

No.480, Anna Salai,

Nandanam, Chennai – 600 035

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of Multi-Storied residential building (**3 Blocks**); **Block 1 & 2: Combined Double Basement Floor (Parking) + Combined Stilt Floor(part)/ Ground Floor(part) + Combined First Floor with Swimming Pool, Gym and Indoor Games + 2<sup>nd</sup> Floor to 18 Floors** (each block with 208 dwelling units); **Block-3: Stilt + 18 Floors with 107 dwelling units (totally 523 dwelling units)**- Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward - D of Madhavaram Village, within the limits of Chennai Corporation, GNT. Road, Madhavaram, Chennai-60– Remittance of DC and Other Charges –DC Advise sent – Reg.

- Ref:
1. Planning Permission Application received in MSBN/2018/000381, dated 16.08.2018.
  2. Minutes of the 243<sup>rd</sup> MSB Panel meeting held on 18.09.2018.
  3. Applicant letter dated 03.09.2018 enclosing NOCs issued by AAI for Tower-1, 2 & 3.
  4. Minutes of the Special Sanction Committee meeting held on 24.09.2018.
  5. This office letter even no. dated 03.10.2018 addressed to the applicant.
  6. Police (Traffic) NOC dated 24.09.2018 and DF & RS NOCs for the earlier proposal.
  7. Applicant letter dated 07.11.2018 and 24.12.2018.
  8. Minutes of the 247<sup>th</sup> MSB Panel meeting held on 10.01.2019.
  9. This office letter even No. dated 31.01.2019 addressed to the applicant.
  10. Applicant letter dated 08.02.2019 along with revised plan.

11. This office letter even no. dated 15.02.2018 addressed to the Government.
12. NOC from Police (Traffic) issued in letter Rc.No.Tr./License/31/457/2019, dated 08.02.2019.
13. Govt. Letter (Ms) No. 50 H & UD (UD I) Dept. dated 07.03.2019.

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The Proposal received in the reference 1<sup>st</sup> cited for the proposed construction of Multi-Storied residential building (**3 Blocks**); **Block 1 & 2: Combined Double Basement Floor (Parking) + Combined Stilt Floor(part)/ Ground Floor(part) + Combined First Floor with Swimming Pool, Gym and Indoor Games + 2<sup>nd</sup> Floor to 18 Floors** (each block with 208 dwelling units); **Block-3: Stilt + 18 Floors with 107 dwelling units (totally 523 dwelling units)**- Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward - D of Madhavaram Village, within the limits of Chennai Corporation, GNT. Road, Madhavaram, Chennai-60 is under process. To process the application further, you are requested to remit the following by 8 (**Eight**) 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 duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.

i)	Development charges	<b>Rs. 11,00,000/-</b> (Rupees Eleven Lakh only)
ii)	Balance Scrutiny Fee	<b>Rs.95,000/-</b> (Rupees Ninety Five Thousand only)
iii)	Regularisation Charge	<b>Rs. 12,50,000/-</b> (Rupees Twelve Lakh Fifty Thousand only)
iv)	OSR Charges	<b>DNA</b>
v)	Security Deposit for Building	<b>Rs. 3,08,00,000/-</b> (Rupees Three Crore and Eight Lakh only)
vi)	Security Deposit for Display board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
vii)	Security Deposit for STP	<b>Rs. 5,30,000/-</b> (Rupees Five Lakh Thirty Thousand only)
viii)	I & A Charges	<b>Rs. 2,04,00,000/-</b> (Rupees Two Crore and Four Lakh only)
ix)	Shelter Fee	<b>Rs.1,53,00,000/-</b> (Rupees One Crore and Fifty Three Lakh only) <i>50/-</i>
x)	Premium FSI charges	<b>-DNA-</b>
xI)	Flag day Contribution (by Cash)	<b>Rs.500/-</b> (Rupees Five Hundred only)



2. Security Deposit 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. The Security deposit towards building, Sewerage Treatment Plant (STP) / Septic Tank with up flow filter can be accepted in the form of Bank Guarantee also instead of Cash deposit. If the Security Deposit is made by way of Bank Guarantee, you are requested to furnish Bank Guarantee for the Security Deposit amount from any of the National Bank / Scheduled Bank in the format prescribed.

4. 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.

5. (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.

(ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building, Regularization Charges** from the date of issue of the advice up to the date of payment.

(iii) **Infrastructure & 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 & 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. "Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order issued in the reference 12<sup>th</sup> cited".**

(iv) Accounts division shall work out the interest and collect the same along with the charges due.

(v) No interest is collectable for security deposit.

(vi) 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.,

(vii) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.



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

7. 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 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 to 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 DR, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
  - c. Details of the proposed development duly filled in 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. Standard conditions relating to swimming pool has to be strictly adhered and to this effect you are requested to furnish an undertaking in Rs.20/- stamp paper.
  - e. An undertaking to abide by the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India in Rs.20/- Stamp Paper duly notarised has to be furnished.

8. 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 the construction is not commenced and claim for refund is made by the applicant.

9. You are also requested to furnish revised plan rectifying the following defects and other required following particulars:-

- 1. Drafting defects in the Plans:
  - (i) Provision of Mechanical ventilation to be shown for Basement floor plan.



- (ii) Area Statement to be corrected as per actual calculations.
- (iii) STP to be shown in the site plan and design sufficiency Certificate issued by registered professionals/ institutions in this area to be furnished for STP and Swimming pool.
- (iv) OSR area and Street alignment portion to be gifted to CMDA at free of cost through registered Gift Deed before issue of Planning Permission.
- (v) EIA Clearance for the proposal is to be furnished before issue of Planning Permission.
- (vi) Undertaking accepting all the conditions imposed by DF & RS and other Govt. agencies to be furnished.
- (vii) Plan incorporating DF & RS conditions is to be furnished.
- (viii) Structural Stability Certificate vetted by PWD shall be obtained before issue of Planning Permission;
- (ix) Notarized undertaking to be obtained before issue of Planning Permission for the Compliance of the conditions laid down by the MAWS department in G.O. (Ms.) No. 97. Dt: 07.07.2015 for the proposed Swimming pool. NOC from Executive authority to be obtained before issue of completion certificate, to this effect an undertaking to be obtained before issue of Planning permission;
- (x) The design sufficiency certificate for STP issued by registered professionals/ institutions in this area to be furnished before issue of Planning Permission.
- (xi) Space for EB Sub-station to an extent of 350 Sq.m. to be reserved within the site under reference and the same has to be handed over to TANGEDCO, to this effect the Concurrence from TANGEDCO has to be furnished before issue of Planning permission.
- (xii) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate. To this effect an undertaking to be furnished before issue of Planning Permission.

10. This demand notice (DCadvise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Greater Chennai Corporation.

Yours faithfully,

*G. [Signature]*  
08/04/19

**for PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

*P*  
08/04/19

Copy to:

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