



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Letter No.C3(N)/18923/2018, dated 25.02.2019

To

Thiru. Haresh Kishore

Director – K.G. Foundations Pvt. Ltd.

No.5, Bishop Wallers Avenue East

Mylapore, Chennai 600 004

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the submitted for the revision to the earlier approved Block-E into two Blocks with construction of **Combined Basement Floor for Block-E1 & E2** with **Block-E1**: Stilt Floor + 14 Floor + 15th Floor(part) residential building with 247 dwelling units and **Block-E2**: Stilt Floor + 15 Floor residential building with 165 dwelling units (**totally 412 dwelling units**) to the earlier approved MSB Residential developments with Block- A to D, F, G and a Club House **with Premium FSI** at S.No. 4/1A1, 1A2, 2A, 5/1A, 1B, 1C, 2A, 2B, 2C, 6/1A, 1B, 1C, 1D, 1E1, 1E2, 1E3, 1E4, 1E5, 2, 7/1A2A, 1A2B, 1A2C1, 1A2C2, 2A2, 13/1A, 1B, 1C, 1D, 1E, 2A1, 2A2, 2A3, 2A4, 2A5, 2A6, 14/1A, 1B, 1C, 1D, 15/1A, 1B, 1C, 1D, 1E, 73/1B and 1C of Adayalampattu Village, Villivakkam Panchayat Union, 200' wide Maduravoyal New Bye Pass Road, Chennai – Remittance of DC and Other Charges – DC Advise sent – Reg.

- Ref:
1. Planning permission Application received in MSBN/2018/000517 dated 23.10.2018
 2. Earlier Approval was issued in Lr.No.C3/3039/2011 dated 06.05.2013, C/PP/MSB-17/24(A to AC)/2013, PP No.7191
 3. 1st Partial Completion Certificate issued for Block No.B, C & D in Lr.No.EC/CCW/N&C/22052/2013 dated 28.11.2014
 4. 2nd Partial Completion Certificate issued for Block No.A in Lr.No.EC/CCW/N&C/22052/2013 dated 27.01.2015
 5. 3rd Partial Completion Certificate issued for Block Nos.F, G & club House in Lr.No.EC/N-1/7552/2017 dated 25.04.2018
 6. Govt. Lr. No.101, H&UD (UD-1) Department dated 19.07.2018
 7. Your Letter dated 23.10.2018 & 30.10.2018
 8. This Office Letter even No. dated 23.11.2018
 9. Your Letter dated 04.12.2018 & 19.12.2018
 10. This Office Letter dated 18.01.2019
 11. Your Letter dated 28.01.2019

The Proposal received in the reference 1st cited for the revision to the earlier approved Block-E into two Block with construction of **Combined Basement Floor for Block-E1 & E2** with **Block-E1**: Stilt Floor + 14 Floor + 15th Floor(part) residential building with 247 dwelling units and **Block-E2**: Stilt Floor + 15 Floor residential building with 165 dwelling units (**totally 412 dwelling units**) to the earlier approved MSB Residential developments with Block- A to D, F, G and a Club House **with Premium FSI** at S.No. 4/1A1, 1A2, 2A, 5/1A, 1B, 1C, 2A, 2B, 2C, 6/1A, 1B, 1C, 1D, 1E1, 1E2, 1E3, 1E4, 1E5, 2, 7/1A2A, 1A2B, 1A2C1, 1A2C2, 2A2, 13/1A, 1B, 1C, 1D, 1E, 2A1, 2A2, 2A3, 2A4, 2A5, 2A6, 14/1A, 1B, 1C, 1D, 15/1A, 1B, 1C, 1D, 1E, 73/1B and 1C of Adayalampattu Village; Villivakkam Panchayat Union, 200' wide Maduravoyal New Bye Pass Road, Chennai. To process the application further, you are requested to remit the following **4 (Four)** separate Demand Drafts of any of the Nationalized Banks in Chennai City drawn in favour '**Member-Secretary, CMDA, Chennai-600 008**' at Cash Counter (between 10.00 a.m. and 04.00 p.m.) in CMDA (**or**) you are requested to remit the following charges by online through payment gateway (**or**) you may also remit the following charges through NEFT/RTGS.

Account Name: Member Secretary, Chennai Metropolitan Development Authority (CMDA); **Bank/Branch:** IndusInd Bank, T Nagar; **IFSC code: INDB0000328;** **Account No. : 100034132198.**

and produce the duplicate receipt to the Area Plans Unit, MSB (N) division in CMDA.

Sl.No.	Description of charges	Total Amount for this proposed MSB Development	Remitted already in earlier approved file C3/3039/2011	Balance amount to be remitted now
i)	Development charges	Rs.18,70,000/- <i>(Rupees Eighteen lakhs and seventy thousand only)</i>	Rs.12,30,000/- <i>(Rupees Twelve lakhs and thirty thousand only)</i> in Receipt No.1560 dt.19.07.2010 in File No.C3/1341/2009 Rs.11,45,000/- <i>(Rupees Eleven lakhs and forty five thousand only)</i> in Receipt	-Nil-

			No.6088 dt.27.03.2013 in File No.C3/3039/2011 Totally Rs.23,75,000/- (Rupees Twenty three lakhs and seventy five thousand only)	
ii)	Scrutiny Fee	-	-	Rs.4,75,000/- (Rupees Four lakhs and seventy five thousand only)
iii)	Regularisation Charges	Rs.12,00,000/- (Rupees Twelve lakhs only)	Rs.12,00,000/- (Rupees Twelve lakhs only) in Receipt No.06088 dt.27.03.2013	-Nil-
iv)	OSR Charges	OSR area gifted in Doc.No.1190/2010 & 2131/2012		Nil
v)	Security Deposit for Building	Rs.1,69,00,000/- (Rupees One Crore and sixty nine lakhs only) for CC issued Blocks, already remitted through Bank Guarantee No.2543 ILG 001013 dated 27.03.2013 from Punjab National Bank, Nungambakkam Branch and not yet forfeited in File No.EC/N1/7552/17		Nil
vi)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten thousand only)	-	Rs.10,000/- (Rupees Ten thousand only)
vii)	SD for STP	Rs.15,00,000/- (Rupees Fifteen lakhs only) already remitted through Bank Guarantee No.2543 ILG 001013 dated 27.03.2013 from Punjab National Bank, Nungambakkam Branch and not yet forfeited in File No.EC/N1/7552/17		Nil
viii)	I & A Charges	Already remitted Rs.2,35,00,000/- (Rupees Two crores and thirty five lakhs only) in Receipt No.006089 dt.27.03.2013		Rs.3,60,000/- (Rupees Three lakhs an sixty thousand only)



ix)	Shelter Fee	-	Rs.2,70,000/- (Rupees Two lakhs and seventy thousand only)
x)	Flag day Contribution (by Cash)	-	Rs.500/- (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) 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.

(iii) Accounts 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.

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 facts in the application, 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. 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:-

- i) Earlier approval details are to be mentioned in the plan.
- ii) As on site / FMB clear measurements are not legible and the same to be rectified in the site plan.
- iii) Statement showing the FSI area details are to be incorporated with Number of Dwelling Unit in each block.
- iv) Car parking statement in plan to be show correctly.
- v) Abnormal size of area provided for non-FSI rooms viz. Meter room, Generator Room, Watchman Room etc. are not acceptable and the same are to be rectified.
- vi) Drawing Title to be corrected in all sheets mentioning the correct Block Number.
- vii) Terrace Plans are to be shown only with over wall. Wall shown as per the dwelling unit are to be rectified.
- viii) Size of Ducts are to be indicated in terrace floor plans.
- ix) Provision of Mechanical ventilation is to be made for Basement floor.
- x) Title and Area statement as per the actual is to be incorporated in plan.
- xi) STP capacity for with reference to the earlier approved plan has been changed.
- xii) NOCs from Police (Traffic), DF&RS, Airports Authority of India (AAI), IAF are to be furnished.
- xiii) Revised EIA clearance for the proposed development is to be furnished before issue of Planning Permission.