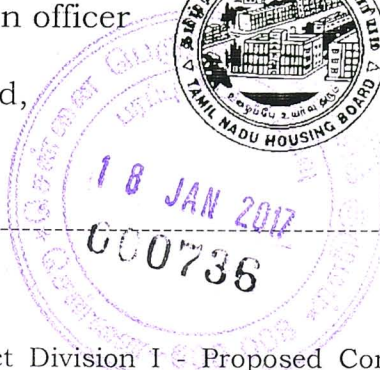


TAMIL NADU HOUSING BOARD
SPECIAL PROJECT DIVISION-I

From
B.Sundaramoorthy, B.E,
Executive Engineer & Admn officer
Special project Division I,
Tamil Nadu Housing Board,
Chennai - 600 083.
Mobile No: 09940498968

To
The Member Secretary
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore,
Chennai-600008.



Letter No.SPDI/PLG/001/2008

Date: 12.01.2017

Sir,

Sub: TNHB -Special Project Division I - Proposed Construction of 510 No's of Multi Storied Building LIG flats (Stilt + 15 Floors) in S.No's.738part, 739part, 742 and 743part at MKB Nagar, Perambur Village, Perambur Taluk, Chennai -(150 LIG Block-I & 3 no's of 120 LIG Block 2,3 &4))under Self Finance scheme - Planning Permission-Remittance of DC and other charges paid receipt Requested -- Regarding.

Ref:

1. CMDA Letter No.C3(N)/2530/2016 dt 22.12.2016.
2. Demand draft Amount of Rs. 45,60,000/-for CMWSSB vide DD no. 848252 dt: 12.01.2017.
3. RTGS Amount of Rs. 1,31,70,500/- for CMDA vide ref no: UBINH17012196191 dt: 12.01.2017

I invite Kind attention to the reference 1st cited. In continuation of the application submitted for issue of planning permission for the above and the Remittance of DC and others charges of Planning Permission from CMDA for Rs . 1,77,30,500/-paid and payment receipt to be issued details of breakup for the following.

RTGS Amount of Rs. 1,31,70,500/- for CMDA vide ref no: UBINH17012196191 dt: 12.01.2017

1. Development charges for land and building under sec.59 of the T & CP Act, 1971	Rs. 7,50,000/-
2. Regularization Charges	Rs. 7,20,000/-
3. Balance Scrutiny Fee	Rs. 60,000/-
4. Infrastructure & Amenities Charges	Rs. 1,16,40,000/-
5. Flag Day Contribution	Rs. 500/-

	Rs. 1,31,70,500 /-

Also an Amount of Rs. 45,60,000/- (Demand draft) for IDC for CMWSSB **vide DD no. 848252 dt: 12.01.2017. Has been submitted herewith.

Hence it is requested that necessary planning permission for the above building may please be obtained and necessary communication may be given.

B. Sundaramoorthy
12/1/17
Executive Engineer & Admn officer
Special Project Division-I

Encl:

1. DD no. 848252 dt: 12.01.2017
2. RTGS vide ref no: UBINH17012196191 dt: 12.01.2017

C3(N)
[Signature]
12/1/17

[Signature]
12/1/17





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
Web site: www.cmdachennai.gov.in

Letter No.C3(N)/2530/2016,dated : ~~12~~ 12.2016

To
The Executive Engineer & Admn. Officer,
Special Projects Division I,
Tamil Nadu Housing Board,
Ashok Nagar, Chennai 83.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning permission for the proposed construction of Multi storied building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt, 739pt, 742pt&743pt Perambur Village, Permbur-Purasawalkkam Taluk, Chennai— Remittance of DC and Other Charges – ~~DC~~ Advise sent – Reg.

Ref:

- 1 PPA received in MSB/2016/000111 dated 04.02.2016.
- 2 NOC issued by Tahsildar, Perambur Taluk dated 17.02.2016
- 3 Environmental Clearance furnished in letter No. SEIAA/TNF.4997 / 8(a)/455/2015 dated 04.03.2016
- 4 NOC received from DF&RS in letter No R.Dis. No. 8657/C1/2016 da 21.06.2016
- 5 NOC received from Police (Traffic) in letter No. Tr./License /838 /15 /2016 dated 21.07.2016
- 6 M.S, CMDA Lr. even No. dated 17.08.2016 addressed to the Secretary Govt., H&UD Dept., along with the Agenda & Minutes of the 232nd Panel meeting held on 26.07.2016
- 7 Government letter, H&UD Dept., (Ms).No.165 dated 07.10.2016.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Multi storied building consisting of Block 1, Block 2, Block 3 & Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units in S.No.738pt, 739pt, 742pt&743pt Perambur Village, Permbur-Purasawalkkam Taluk, Chennai is under process. To process the application further, you are requested to remit the following **5(Five)** 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 or pay it by online through payment gateway and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8.



You may also remit the following fees/charges through NEFT/RTGS.

Account Name: Member Secretary, Chennai Metropolitan Development Authority; Bank Name / Branch: IndusInd Bank, T.Nagar; IFSC Code: INDB0000328 ; Account No.: 100034132198

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.7,50,000/- (Rupees Seven Lakhs and fiftythousand only)
ii)	Regularization Charges	Rs.7,20,000/- (Rupees Seven lakhs Twenty thousand only)
iii)	Balance Scrutiny Fee	Rs.60,000/- (Rupees Sixty ^{thousand} lakhs only)
iv)	IDC for CMWSSB **	Rs.45,60,000/- (Rupees Forty five lakhs and sixty thousand only)
v)	Infrastructure & Amenities Charge	Rs.1,16,40,000/- (Rupees one Crore sixteen lakhs and forty thousand only)
vi)	Flag Day Contribution	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 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.
- (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) 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.

5. The papers 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 to comply the following conditions stipulated by virtue of provisions available under DR 4(i) d of Annexure III:
 - 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 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, AAI and IAF.

8. You are also requested to furnish revised plan free from the following corrections and to furnish the particulars listed below:

- 1) Provision of Association room in stilt floor is not permissible; hence the stilt floor to be renamed as Stilt floor (part)/Ground floor (part).
- 2) Office room in the Stilt floor in Typical blocks (Block 2, 3, 4) to be renamed as Association office room.
- 3) Pump room is not allowed in the setback spaces.



- 4) Undertaking for structural stability and supervision in prescribed format (PP1 & PP2) to be furnished.
- 5) Sumps for RWH are to be provided.
- 6) Lightening arrestor to be shown properly and the total height of the building to be shown from the lightening arrestor.
- 7) Handrail to be shown for balconies and service verandah.
- 8) Stilt height to be shown from the bottom of the beam
- 9) STP to be shown in the site plan.
- 10) PPA Forms & Plans are duly signed by the Architect, Structural Engineer/Licensed Surveyor and by the Applicant to be furnished.
- 11) Plans Sheet numbering to be done sequentially.
- 12) Title needs correction and Greater Chennai Corporation Zone & Division to be mentioned.
- 13) Fire escape text to be mentioned in the plan as per the APPAS drawing.
- 14) OHT for Sullage water, RWH and Firefighting to be shown.
- 15) Sump and OHT to be provided as per the required capacity of DF&RS NOC conditions.
- 16) Future development shown in the site plan to be removed.
- 17) Site plan showing 10.0^m setback free from any hinderance as specified in the DF&RS NOC to be furnished.
- 18) Head room to be mentioned properly in the terrace floor plan.
- 19) NOCs from Traffic Police not received, NOC from IAF & AAI to be furnished.
- 20) 1/3rd area of terrace floor to be reserved for solar photo voltaic cells system to be shown in the plan.
- 21) The Existing MTC Bus stop on the plot frontage on Southern side to be shifted.
- 22) NOC from PWD ^{en}inundation point of view to be furnished.

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 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.



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

Yours faithfully,



for MEMBER-SECRETARY.

2/3

Encl:

1. Display Format (2 Nos.)


2/12/2016


09/12/2016.


16/12/16

Copy to:

1. The Chief Accounts Officer
Accounts (Main), CMDA
Chennai-8.

2. The Commissioner
Greater Chennai Corporation
Chennai – 600 003.



ANNEXURE

FORM -I

**FORMAT FOR DISPLAY OF PARTICULARS OF DEVELOPMENTS PERMITTED
(MULTI-STOREYED BUILDINGS & SPECIAL BUILDINGS)**

Planning Permission Application is for the proposed construction of Multi storied building consisting of Block 1, Block 2,Block 3& Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units. – applied The Executive Engineer & ADO.

01	Name and address of the Promoter/ Developer/Owner	:			The Executive Engineer & ADO ., TNHB Shopping Complex, Ashok Nagar Chennai -600083.
02	Name and address of Architect	:			
03	Name and address of Structural Engineer	:			
04	Type of construction permitted as per approved plan	:			Block 1, Block 2,Block 3& Block 4 of Stilt Floor + 15 Floors residential building with 510 dwelling units.
05	Details of approval	:			
	a) CMDA Planning Permission No. and Date				
	b) Chennai Corporation B.L. and PPA No. and Date				
	c) Local Body approval No.				
06	Details of setback spaces provided as per approval	:Req	Provided		
Block 1	North (DBB)	10.00 m	10.00m		
	South	10.00 m	10.07m		
	East(DBB)	10.00 m	10.45m		
	West	10.00 m	10.00m		
Block 2	North	10.00 m	10.02		
	South (DDB)	10.00 m	10.00		
	East(DDB)	10.00 m	10.61		





	West	10.00 m	11.01	
Block 3	North	10.00 m	10.02	
	South (DDB)	10.00 m	10.00	
	East	10.00 m	10.61	
	West (DDB)	10.00 m	10.13	
Block 4	North (DDP)	10.00 m	10.00	
	South	10.00 m	10.07	
	East	10.00 m	10.13	
	West (DBB)	10.00 m	10.45	
07	Details of number of car parking / two wheelers parking etc., provided as per approved plan	:		569 Two Wheelers
08	Details of provision of Transformer Room in ground floor/Open Transformer yard as per approved plan	:		10.00x 4.00 Transformer Yard provided
09	Details of provision of standby Generator Room and Meter Room as per approved plan	:		DG Set and Meter room are provided in Stilt Floor
10	Details of provision of Lifts as per approved plan	:		2-Nos. in Each Block
11	Details of provision of Fire safety arrangements made/to be made within the building	:		
12	Details of provision of water for drinking as well as for other purposes	:		Provided

13	Details of area of construction and usage permitted in each floor as per approved plan				
Floor Level	FSI Area	100% NFSI	10% NFSI	5% Balcony	Parking Area
	RES				
Block 1					
Stilt floor	-	55.30	169.49	-	463.51
First	626.30	26.20	-	24.71	-
Second	626.30	26.20	-	24.71	-
Third	626.30	26.20	-	24.71	-
Fourth	626.30	26.20	-	24.71	-
Fifth	626.30	26.20	-	24.71	-
Sixth	626.30	26.20	-	24.71	-
Seventh	626.30	26.20	-	24.71	-
Eight	626.30	26.20	-	24.71	-

Ninth	626.30	26.20	-	24.71	-
Tenth	626.30	26.20	-	24.71	-
Eleventh	626.30	26.20	-	24.71	-
Twelfth	626.30	26.20	-	24.71	-
Thirteen	626.30	26.20	-	24.71	-
Fourteen	626.30	26.20	-	24.71	-
fifteenth	626.30	26.20	-	24.71	-
Total	9394.50	448.30	169.49	370.65	463.51
Block 2, Block 3 & Block 4 Typical					
Stilt floor	-	41.10	145.34	-	360.50
First	480.99	26.86	-	19.76	-
Second	480.99	26.86	-	19.76	-
Third	480.99	26.86	-	19.76	-
Fourth	480.99	26.86	-	19.76	-
Fifth	480.99	26.86	-	19.76	-
Sixth	480.99	26.86	-	19.76	-
Seventh	480.99	26.86	-	19.76	-
Eight	480.99	26.86	-	19.76	-
Ninth	480.99	26.86	-	19.76	-
Tenth	480.99	26.86	-	19.76	-
Eleventh	480.99	26.86	-	19.76	-
Twelfth	480.99	26.86	-	19.76	-
Thirteen	480.99	26.86	-	19.76	-
Fourteen	480.99	26.86	-	19.76	-
fifteenth	480.99	26.86	-	19.76	-
Total	7214.85	444.00	145.34	296.70	360.50
Total (All Blocks)	31039.05	1780.30	605.51	1260.75	1545.01


Chief Planner (MSB)



Signature of Owner/
Promoter/

Signature of Architect

Signature of
Planning Authority of CMDA

