



C3 (N) (MSB)



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)/373/2020, dated: .12.2020

To

M/s. LIFESTYLE HOUSING & INFRASTRUCTURE,

Rep by Mr. PRIYANK PINCHA (Power Holder to Thiru R.Ravendran)

New No. 7, Old No.2, 3 & 4, 2nd Floor,

Halls Road, Egmore,

Chennai -600 008.

Sir,

Sub: CMDA – APU – MSB (North) Division - Planning Permission Application for the proposed construction of **High Rise Building** for Commercial cum Residential use consisting Extended Double Basement Floor (Parking) + Stilt Floor(Parking) + First Floor & Second Floor (20 Shops in each floor) + 3rd Floor to 11th Floors Residential use with 50 dwelling units and Gym & Games Room in 3rd Floor comprised in New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai -21, comprised in R.S. Nos. 1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, within the limits of Greater Chennai Corporation applied by **M/s. LIFESTYLE HOUSING & INFRASTRUCTURE**, Rep by Mr. PRIYANK PINCHA (**Power Holder to Thiru R.Ravindran** – DC advice sent – Reg.

- Ref :
1. PPA received on 08.07.2020 in SBC No. CMDA/PP/HRB/N/0373/2020.
 2. Earlier approval for the construction of commercial building with Triple Basement + Stilt + 6 Floors for Party Hall, Show Rooms & 6 Nos. of Theatres issued in PP.No. C/PP/MSB-IT/40 A to N/2008 in letter no. C3/1361/2006, dated 07.11.2008
 3. Applicant letter dated 10.07.2020 enclosing plans & documents.
 4. This office letter even no. dated 18.08.2020 addressed to the DF&RS and Traffic Poice
 5. Minutes of the 257th MSB Panel meeting held on 06.10.2020.
 6. This office letter even no. dated 19.10.2020 addressed to the Govt.,
 7. Letter No. CMRL /Plng /NOC/626/34/2020,dated:16.11.2020.
 8. Government Letter (Ms) No.176,H&UD (UD-I) Dept.,dated:27.11.2020



9. This office letter even No. dated: 09.12.2020 addressed to the CMRL

The proposal received in the reference 1st cited for the proposed construction of **High Rise Building** for Commercial cum Residential use consisting Extended Double Basement Floor (Parking) + Stilt Floor(Parking) + First Floor & Second Floor (20 Shops in each floor) + 3rd Floor to 11th Floors Residential use with 50 dwelling units and Gym & Games Room in 3rd Floor comprised in New No.10, 11, 12 & 19, Old No.7, 8, 9, 11 & 11A, abutting Thiruvottiyur High Road, Old Washermenpet, Chennai -21, comprised in R.S. Nos. 1798/1, 1798/19, 1798/20, 1798/25 & 1798/27, Block No.28 of Tondiarpet Village, Tondiarpet Taluk, 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 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.

2. The Development charge for land & building, Security Deposit for the building, MIDC and I&A 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.

i)	Development charges	Nil
ii)	Balance Scrutiny Fee	Rs. 30,000/- (Rupees Thirty Thousand only)
iii)	Regularisation Charges	Rs. 3,50,000/- (Rupees Three Lakh and Fifty Thousand only)
iv)	Balance OSR Charges	Rs. 2,50,000/- (Rupees Two Lakh and Fifty Thousand only)
v)	Balance I & A Charges	Nil
vi)	Balance Security Deposit for Building	Rs.23,25,000/- (Rupees Twenty Three Lakh and Twenty Five Thousand only)
vii)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
viii)	**Balance MIDC for CMWSSB	Rs. 21,50,000/- (Rupees Twenty One Lakh and Fifty Thousand only)
ix)	Shelter Fee	Rs. 36,80,000/- (Rupees Thirty Six Lakh and Eighty Thousand only)
x)	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.



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.
- a) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice 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.

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 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.

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- 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 and AAI 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.

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 TNCD&BR - 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.

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

Defects:

- i) Exclusive 2 separate staircases for Residential and Commercial area to be shown in plan.
- ii) Parking without aisle width to be removed except if dwelling unit size is more than 150 sq.m.
- iii) Special provisions for PC persons for commercial area shall be shown as per TNCD&BR.
- iv) Site boundary measurement as per FMB sketch to be mentioned correctly in site plan.
- v) Fire safety staircase to be shown as per TNCD&BR.
- vi) Rain water harvesting system to be shown as per TNCD&BR.
- vii) Total height to be shown in the Section and Elevation
- viii) Title to be mentioned with correct survey numbers with subdivisions and Area statement as per actual calculation to be incorporated.
- ix) Mechanical ventilation to be shown in Basement floor plans
- x) Turning radius for Drive way to be shown in Basement floor plans.




- xi) Length of Ramp to be mentioned.
- xii) Size of the building in site plan to be corrected with reference to the Floor plans.
Overall dimension of building to be shown in site plan.

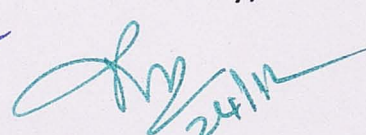
Particulars required:

- xiii) NOCs from Traffic Police, DF&RS, AAI, IAF and CMRL are to be furnished.
- xiv) Structural Design report along with drawing vetted by PWD to be obtained before issue of Planning Permission;
- xv) CCTV Camera to be installed at regular interval of 50.00m along the abutting road on the site boundary before issue of Completion Certificate. To this effect an undertaking to be furnished before issue of Planning Permission.
- xvi) Acceptance of conditions imposed in the NOCs issued by DF & RS and other agencies to be furnished.
- xvii) Undertaking to provide solar water heating system as per rules to be furnished.
- xviii) Willingness letter to pay equivalent land cost for OSR charges to be furnished.
- xix) Need for provision of STP to be clarified. If needed STP design drawing / report from the qualified professions to be furnished.
- xx) Undertaking for not to convert the Club House activities for Commercial use to be furnished.
- xxi) The extended basement top slab below the external circulation at Ground level should be designed to withstand the fire fighting vehicular loads. An undertaking to this effect to be furnished by both Applicant and Structural Engineer.

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


Yours faithfully,

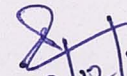
Sing AP(E) is on
Covid-19 Leave ~~for~~ per instructions
fofc signed by

12.01.2021


for **MEMBER-SECRETARY**

Copy to:

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


21/12/2020


23/12/2020