



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](mailto:mscmda@tn.gov.in)  
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**Letter No.C3 (N)/5317/2018, Dated: 08.01.2019**

To

**TATA Communications Ltd.**

Door No.226, Red Hills Road,  
Kallikuppam, Ambattur,  
Chennai -600 053.

Sir,

Sub: CMDA – Area Plans Unit – MSB (N) Division – Planning Permission Application for the proposed additional construction of MSB Building **Block No-1:** Triple Basement Floor + GF + 11 Floors for office use and **Block No-2 (IDC):** Ground Floor + 4 Floors and also for the construction of 4<sup>th</sup> Floor(part) in the existing GF + 3 Floor VSNL building to the existing approved buildings with Double Stilt + Ground Floor (part) + 7 Floors Office buildings & other incidental building block of Commercial building (Office use) at Door No. 54, 226/1 & 2, Ambathur – Redhills Road, Kallikuppam, Chennai – 53 comprised in Old S.No. 782/2, 784 part, 785 part, & 786 part, T.S.No. 2/1, Block No. 11 of Korattur village and Old S.No. 222/1 part, T.S.No. 1/1, Block No.2 of Menambedu village within the limits of Greater Chennai Corporation – Remittance of DC & Other Charges - Advice sent – Reg.

- Ref :
1. PPA received in MSBN/2018/000147 dated 04.04.2018.
  2. Earlier Approval was issued in letter No.C3 / 10825 / 2008, dt:26.10.2009
  3. Earlier Approval was issued in letter No.C3 / 17941 / 2009, dt:08.09.2010
  4. Completion Certificate issued for the existing Blocks in CC. No. EC / North / 19 / 2011, in letter No. EN3 / 16617 / 2009, dt:07.02.2011
  5. This office letter even no. dated 12.07.2018 addressed to the applicant.
  6. Agenda and minutes of the 242<sup>nd</sup> MSB Panel meeting held on 04.07.2018.
  7. Your letter dt. 31.07.2018.
  8. NOC from AAI for Block-1: CHEN/SOUTH/B/060718/312089, dated 07.06.2018 and for Block-2: CHEN/SOUTH/B/032718/291656, dt. 19.04.2018.
  9. NOC from IAF in letter No. TAM/5218/1/ATC, dated 28.03.2018.
  10. This office letter even no. dated 21.08.2018 addressed to the Govt.
  11. Letter no. 18725/UDI/2018-1 dated 11.09.2018 received from the Govt.

12. NOC issued by DF&RS in letter R.Dis.No.9777/C1/2018, PP.NOC.No.123/2018, dated 12.9.2018 received on 19.9.2018.
13. NOC issued by the Police(Traffic) in letter Rc. No. Tr./License/1031/22534/2018, dated 12.09.2018.
14. This office letter even no. dated 25.09.2018 addressed to the Govt.
15. Govt. letter (Ms) No.165 H & UD (UD I) Dept. dated 29.11.2018
16. This office letter even no. dated 07.12.2018.
17. Your letter dated 13.12.2018 along with revised plan and structural design vetted by PWD & undertakings.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed additional construction of MSB Building **Block No-1: Triple Basement Floor + GF + 11 Floors for office use and Block No-2 (IDC): Ground Floor + 4 Floors** and also for the construction of 4<sup>th</sup> Floor(part) in the existing GF + 3 Floor VSNL building to the existing approved buildings with Double Stilt + Ground Floor (part) + 7 Floors Office buildings & other incidental building block of Commercial building (Office use) at Door No. 54, 226/1 & 2, Ambathur – Redhills Road, Kallikuppam, Chennai – 53 comprised in Old S.No. 782/2, 784 part, 785 part, & 786 part, T.S.No. 2/1, Block no. 11 of Korattur village and Old S.No. 222/1 part, T.S.No. 1/1, Block No.2 of Menambedu village within the limits of Greater Chennai Corporation is under process. To process the application further, you are requested to remit the following by **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 and produce the duplicate receipt to the Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-8 or you are requested to remit the following charges by online through payment gateway and produce to duplicate receipt to the Area Plans Unit, MSB Division in CMDA. (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.

Sl.No	Description	Amount to be remitted
i)	Development charge for building under Sec.59 of the T&CP Act, 1971	<b>Rs.17,10,000/-</b> (Rupees Seventeen Lakhs and Ten Thousand only)
ii)	Balance Scrutiny Fee	<b>Rs.10,000/-</b> (Rupees Ten Thousands only) <i>(after adjusting the scrutiny fee already paid for this proposal)</i>
iii)	Regularisation charge for land	<b>Not applicable</b>
iv)	OSR Charges	<b>Not applicable</b>
v)	Security Deposit for Building	<b>Rs.2,71,25,000/-</b> (Rupees Two Crore and Seventy One Lakh and Twenty Five Thousand only)

vi)	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousands only)
v)	MIDC for CMWSSB **	<b>Rs.1,00,30,000/-</b> (Rupees One Crore and Thirty Thousand only) **
vi)	Infrastructure & Amenities Charges	<b>Rs.3,56,00,000/-</b> (Rupees Three Crore and Fifty Six Lakh only)
vii)	Shelter Fee (75% of I&A)	<b>Rs.2,67,00,000/-</b> (Rupees Two Crore Sixty Seven lakh only)
viii)	Flag day Contribution (by Cash)	<b>Rs.500/-</b> (Rupees Five Hundred only)

**Note:** The Development charge for building, Security Deposit for the building, Security Deposit for Display Board, I&A charges and Shelter Fee are worked out for the proposed additional construction only, since the Completion Certificate was issued for the existing buildings in the reference 4<sup>th</sup> cited.

\*\* DD for **Rs.1,00,30,000/-** (Rupees One Crore and Thirty thousands only) should be drawn in favor 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 **for amount payable towards DC for Land & Building**, 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.**

- (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.

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 the letter of your acceptance for 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 Annexure-XIV to DCR, 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.

7) 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.

8) You are also requested to furnish 5 sets revised plan rectifying the following defects and required particulars.

(i) Site plan incorporating the area statement as per actual calculations, title correction and Setback as per APPAS in all crucial points to be shown in the plan.

(ii) STP Design sufficiency obtained from Regd. Environment Consultant to be furnished and detail drawing as per the STP Design sufficiency obtained from the Registered Environment Consultant to be furnished.

(iii) EIA clearance to be furnished for the existing and additional building Blocks.

9) This demand notice (DC advise) pertaining to the existing building falls within the jurisdiction of Commissioner, Greater Chennai Corporation.

Yours faithfully,

*C. J.*  
08/01/19

for PRINCIPAL SECRETARY/  
MEMBER-SECRETARY

*(D)*  
08/01/19

Copy to:

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

2. The Commissioner,  
Greater Chennai Corporation  
Ripon building, Chennai – 600 003.