	CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
	ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008
	Phone : 28414855 Fax: 91-044-28548416
	E-mail: <a href="mailto:mscmda@tn.gov.in">mscmda@tn.gov.in</a>
	Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a>



Letter No. C3 (N)/20653/2015, dated. 31.05.2018

To

**Thiru R.Rangarajan & Others,**  
No. 38 (Old No. 24), ABM Avenue,  
R.A.Puram, Chennai – 600 028.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division - Planning Permission Application for the proposed construction of Basement floor + Stilt Floor (part) cum Ground floor (part) + First floor to fifth floor Commercial (Multiplex complex) Multi-Storeyed building with Restaurant and 6 Cinema Theaters at Old S.No.122/2B New S.No. (As per patta) 122/2A3A1A, 122/2B1A, Old S.No.122/2A3A1B, 122/2B1B, As per TSLR T.S. No. 36, Block No. 16 and old s.no. 122/2A3A1A2B1B, T.S. No. 37 Block No. 16 of Vilinjambakkam village within the limits of Avadi Greater Municipality - Remittance of DC & Other Charges - Advice sent - Reg.

- Ref:
1. PPA received in MSB/2015/000974 dated 18.12.2015.
  2. Earlier Planning Permission issued in B / Spl. Bldg / 329 A to C / 2012. Vide Letter No. B3 / 17376 / 2010. Dt.16.08.2012.
  3. This office letter even no. dated 14.02.2016.
  4. NOC from DF&RS in letter no.2342/C1/2016; PP. NOC.No.45/2016 dt. 14.06.2016.
  5. NOC from AAI in letter no NOCID: CHEN/SOUTH/B/021517/197103 Dt. 15.02.2017.
  6. Your letter dated 07.03.2017.
  7. This office letter even no. dated 05.05.2017.
  8. Your letter dated 15.05.2017.
  9. Minutes of the 236<sup>th</sup> MSB Panel meeting held on 31.05.2017.
  10. Govt. letter (Ms) No. 159 H & UD (UD I) Dept. dated 29.08.2017.
  11. This office letter even no. dated 26.09.2017.
  12. Your letter dated 01.02.2018.
  13. Letter no. AE / O&M / AVADI / NORTH / CI / F.NOC / D.CAMP / 2017 - 18 dated 10.01.2018 received from A.E., TANGEDCO, Avadi, Chennai – 54.

Received for  
11/6/2018  
A. S. S. S. S.

Asst  
Pls. issue applicants  
copy

08/06/18

12/6  
சென்னை மாநகராட்சி

The Planning Permission Application for the proposed construction of Basement floor + Stilt Floor (part) cum Ground floor (part) + First floor to fifth floor Commercial (Multiplex complex) Multi-Storeyed building with Restaurant and 6 Cinema Theaters at Old S.No.122/2B New S.No. (As per patta) 122/2A3A1A, 122/2B1A, Old S.No.122/2A3A1B, 122/2B1B, As per TSLR T.S. No. 36, Block No. 16 and old s.no. 122/2A3A1A2B1B, T.S. No. 37 Block No. 16 of Viliinjambakkam village within the limits of Avadi Greater Municipality 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.

The Development charge for land & building, Security Deposit for the building, Security Deposit for STP & Display Board and I&A charges remitted for the earlier Planning Permission issued in the reference 2<sup>nd</sup> cited have been adjusted and only the balance charges are now demanded along with the Balance Scrutiny Fee for this revised proposal.

Sl.No	Description of charges	Total Amount for this proposed MSB Development	Remitted already in earlier approved file B3 / 17376 / 2010	Balance Amount to be paid now
i)	Development charges for Land & Building.	<b>Rs.1,85,000/-</b> (Rupees One lakh and Eighty Five Thousand only)	<b>Rs.1,75,000/-</b> (Rupees One lakh and Seventy Five Thousand only) vide receipt no. 005161, dt. 14.03.2012.	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
ii)	Balance Scrutiny Fee	<b>Rs.17,000/-</b> (Rupees Seventeen Thousand only)	-	<b>Rs.1,000/-</b> (Rupees One Thousand only) <i>(Rs.16,000/- already paid on this proposal along RP.)</i>
iii)	Regularisation Charges	<b>Rs.1,80,000/-</b> (Rupees One Lakh and Eighty Thousand only)	-	<b>Rs.1,80,000/-</b> (Rupees One Lakh and Eighty Thousand only)
iv)	SD for Building	<b>Rs. 23,80,000/-</b> (Rupees Twenty Three Lakhs and Eighty Thousand only)	<b>Rs. 2,70,000/-</b> (Rupees Two Lakhs and Seventy Thousand only) vide receipt no. 000522, dt. 14.03.2012.	<b>Rs. 21,10,000/-</b> (Rupees Twenty one Lakh and Ten thousand only)
v)	SD for STP	<b>Rs. 75,000/-</b> (Rupees Seventy Five Thousand only)	<b>Rs. 65,000/-</b> (Rupees Sixty Five Thousand only) vide receipt no. 000522, dt. 14.03.2012.	<b>Rs. 10,000/-</b> (Rupees Ten thousand only)

vi)	SD for Display Board	<b>Rs. 10,000/-</b> (Rupees Ten Thousand only)	-	<b>Rs. 10,000/-</b> (Rupees Ten thousand only)
vii)	I & A Charges	<b>Rs. 27,65,000/-</b> (Rupees Twenty Seven Lakhs and Sixty Five Thousand only)	<b>Rs. 8,15,000/-</b> (Rupees Eight Lakhs and Fifteen Thousand only) vide receipt no. 005162, dt. 14.03.2012.	<b>Rs. 19,50,000/-</b> (Rupees Nineteen Lakhs and Fifty Thousand only)
viii)	Shelter Fee	<b>Rs. 20,75,000/-</b> (Rupees Twenty Lakhs and Seventy Five Thousand only)	<b>Nil</b>	<b>Rs. 20,75,000/-</b> (Rupees Twenty Lakhs and Seventy Five Thousand only)
ix)	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, OSR Charges & Premium FSI Charge** 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.

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 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.

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- 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.
    - a. Undertaking (in the format prescribed in Annexure-XIV to 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.
    - b. 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.

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 5 sets revised plan rectifying the following defects and the following required additional particulars.



- i) Aisle widths for car parking stall no 45 to be shown as per D.R and 1 no of car parking is undersized to be rectified.
- ii) Title & area statement needs revision.
- iii) Theatre no indicated in 3<sup>rd</sup> & 5<sup>th</sup> floor plan to be revised as theatre 1 & 4, 2 & 5, and 3 & 6.
- iv) Site boundary measurements as per patta & site to be shown and excess land to be differentiated by hatching and setback to be shown from the least site boundary.
- v) In the elevation double height space shown is not tallying with floor plan and stilt floor part cum ground floor part level to be corrected properly as stilt floor level & ground floor level.
- vi) Notarised reconstitution deed in Rs. 22.50/- stamp paper signing 5 owners is to be furnished.
- vii) Street alignment portion satisfying D.R for the plot frontage to the additional land to be shown and area to be gifted to CMDA and gift deed document details to be incorporated in the site plan and in the area statement.
- viii) Un registered Authorization of power & power of attorney in Rs. 100/- stamp paper executed in the year 2010 by the other land owners infavour of one of the land owner Dr. R. Rangarajan furnished is not acceptable either registered document or all the land owners to be signed in the PPA.
- ix) Class -1 Licensed surveyor signature to be made in the PPA forms & in the plans.
- x) Refuge area to be provided as per NOC issued by the DF&RS.
- xi) Plan incorporating STP design approved by the design sufficiency certificate for STP issued by registered professionals/ institutions in this area.
- xii) Undertaking for Acceptance of conditions laid by DF & RS and other govt. agencies to be furnished.
- xiii) Revised NOC from Railways are to be obtained before issue of Planning Permission.
- xiv) NOC from Police (Traffic) is to be furnished.
- xv) NOC from IAF to be obtained before issue of Planning Permission.
- xvi) The Structural Design to be vetted by PWD before issue of Planning Permission.


10) This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Avadi Greater Municipality.

Yours faithfully,

  
for Principal Secretary/  
Member-Secretary

Copy to:

1. The Chief Accounts Officer,  
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner,  
Avadi Greater Municipality,  
Chennai.

  
25/05/18

  
28/05/18