

**BY REGISTERED POST WITH ACK.DUE**

**From**  
**The Member-Secretary,**  
Chennai Metropolitan  
Development Authority,  
No.1, Gandhi Irwin Road  
Thalamuthu Natarjan Building  
Egmore, Chennai - 600 008.

**To**  
**M/s. V.S.T. Motors Pvt. Ltd.**  
199, Anna Salai,  
Chennai - 6.

**Letter No.C3(N)/8662/2017**

**Dated : .02.2019**

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning permission Application for the Proposed Construction of MSB Building with Double Basement floor + G. Floor part (Shop) + Stilt Floor part (Parking) + 1<sup>st</sup> Floor (Shop cum Office) + 2<sup>nd</sup> Floor to 7<sup>th</sup> Floor (Office) Commercial use building, at Door No. 182/237, Anna Salai, Chennai – 6 at Old S.No. 323/1, R.S. No. 323/5, Block No. 11, Triplicane Village, Mylapore-Triplicane Taluk, Greater Chennai Corporation, Zone-9, Division-111, - Remittance of DC and Other Charges – Advise sent – Reg.

- Ref :
1. PPA received on 14.06.2017 in MSB/2017/000394.
  2. Earlier PPA for Commercial (Shop cum Office) ~~use~~ Building ~~was~~ approved by CMDA in PP No. C/PP/MSB – IT/42 A/J/2013 vide Letter No. C3/4122/2010 dated 08.08.2013.
  3. Agenda and minutes of the 237<sup>th</sup> MSB Panel meeting held on 26.07.2017.
  4. The applicant letter dt.04.08.2017, 22.08.2017 & 05.09.2017
  5. Earlier DF&RS NOC issued in Letter No. K.Dis No. 4340/C1/2010 dt. 29.03.2010.
  6. Earlier Traffic Police NOC issued in Lr. Rc. No. Tr/Licence/307/0167999/2010. Dt. 21.10.2010 obtained for cars of 161 against the required 103 Nos and TWs of 350 against the required 255.
  7. Earlier AAI NOC issued in Ref No.AAI/SR/NOC/RHQ Case No.209/2010 dt. 28.05.2010.
  8. CMRL NOC issued in Lr Rc.No.25/LND/CMRL/2011 dt. 14.10.2011.
  9. The applicant's letter dated 16.11.2017 furnishing the revised plan.
  10. This office letter even no dt. 30.11.2017 addressed to the Govt.
  11. Govt. Letter (Ms) No. 77 H&UD Department dt. 14.06.2018.
  12. This office letter even no addressed to the applicant dt. 06.08.2018.
  13. The applicant's letter dated 06.08.2018, 17.09.2018 & 25.09.2018 furnishing the revised plans.

1/7/19

சென்னை மாநகராட்சி



14. This office letter even no addressed to the applicant dt. 17.10.2018.
15. revised NOC issued by AAI in NOCID: CHEN/SOUTH/B/020217/196072 dt.02.02.2017.
16. Revised NOC issued by CMRL in letter no. CMRL/NOC/626/32/2018 dt. 22.12.2018.
17. Revised NOC issued by DF&RS in letter no C1/4865/2017, PP. NOC NO. 22/2017 dt. 06.04.2017.
18. The applicant's letter dated 05.01.2019 & 29.01.2019 furnishing the revised plans.

\*\*\*\*\*

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the Proposed Construction of MSB Building with Double Basement floor + G. Floor part (Shop) + Stilt Floor part (Parking) + 1<sup>st</sup> Floor (Shop cum Office) + 2<sup>nd</sup> Floor to 7<sup>th</sup> Floor (Office) Commercial use building, at Door No. 182/237, Anna Salai, Chennai – 6 at Old S.No. 323/1, R.S. No. 323/5, Block No. 11, Triplicane Village, Mylapore-Triplicane Taluk, Greater Chennai Corporation, Zone-9, Division-111 is under process. To process the application further, you are requested to remit the following by **4 (Four)** 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 (N) 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.

i)	Balance Scrutiny Fees	<b>Rs. 8,000/-</b> (Rupees Eight Thousand only)
ii)	<sup>Balance</sup> Security Deposit for Building	<b>Rs. 44,00,000/-</b> (Rupees Forty Four Lakhs only)
iii)	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten thousand only)
iv)	Infrastructure Development Charge for CMWSSB **	<b>Rs. 11,75,000/-</b> (Rupees Eleven Lakhs and seventy Five Thousand only)
v)	Shelter fee	<b>Rs. 51,90,000/-</b> (Rupees Fifty One Lakhs and Ninty Thousand only)
vi)	Flag Day Contribution <b>by Cash</b>	<b>Rs.500/-</b> (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. 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.
  - 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 acts in the applicant, 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 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.
  - 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.

1. Title & Area statement needs revision.
2. Notarized undertaking for the acceptance & compliance of the N.O.C.'S issued by the various Govt., agencies and Compliance of the D.R. are to be furnished.
3. A copy of license renewal obtained from Chennai Corporation for the block year 2018 – 19 for the licensed surveyor to be furnished.



4. NOC from Traffic (Police) for the revised proposal is not received.
5. Brochure for the MLCP proposed duly signed by the consultant, applicant, architect & structural engineer to be furnished tallying with space reserved in the floor plans.
6. You are requested to surrender the original copies of earlier approval plans, permit & final approval letter.

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

Yours faithfully,

O/C

*[Signature]*  
06/02/18

for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

2/3

Copy to:

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

CS  
04/02/19

*[Signature]*  
05/02/18

02/02/18

