



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan 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)/9457/2016, dated 08.01.2019

To

M/s. United India Insurance Co., LTD,

No. 24, Whites Road,
Chennai – 600 014.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of Multi-storied commercial building with Double Basement floor + Ground floor + 14 floors for Office use at Door No.24, Whites Road, in R.S.No.329/2, Block No.11, Triplicane village, Mylapore - Triplicane Taluk, Chennai within the limits of Greater Chennai Corporation – Remittance of Open Space Reservation Charges – Additional DC advise sent – Reg.

- Ref:
1. PPA received in MSB/2016/000415 dated 15.06.2017.
 2. NOC from CMRL vide Ref: 2927/2016/DMS dated 07.10.2016.
 3. The applicant letter No.HQ/EST/571/2016-17 furnishing the demolition plan approved by Greater Chennai Corporation.
 4. This office letter addressed to Govt., in letter even No. dated 16.02.2017 along with the Agenda and Minutes of the 234nd MSB Panel meeting held on 23.01.2017
 5. Govt., letter No. 58, H&UD (UD1) Department dt.30.03.2017.
 6. The applicant letter No. UIIC/CMDA/CHN/114/2017 dated 06.06.2017 furnishing structural stability certificate obtained from IIT-Mumbai
 7. NOC issued by AAI in letter no. NOCID:CHEN / SOUTH /B/031617/200944 Dt. 16.03.2017 for a top elevation of 120mts.
 8. NOC issued by the DF&RS in letter no. R.Dis.No.3259/C1/2017 Dt. 06.04.2017.
 9. NOC from Police (Traffic) received in Letter No. Rc.No.Tr./License/526/11569/2017 dt. 13.06.2017.
 10. This office DC draft letter even No. dated 11.07.2017
 11. The applicants letter No. REF: HQ: EST : 193 : 2017 – 18, dt:27.07.2017 received on 03.08.2017 with cash remittance receipt (No.B005222,dt:02.08.2017)
 12. This office letter even No. dated 09.08.2017 addressed to the MD / CMWSSB with DD for MIDC.



13. The applicants letter No. HQ: EST : 301 : 2017 – 18, dt:27.12.2017 received on 28.12.2017
14. The applicants letter No. HQ: EST : 333 : 2017 – 18, dt:24.05.2018 received on 28.05.2018 with digital Patta
15. The applicants letter No. HQ: EST : 032 : 2018 – 19, dt:24.05.2018 received on 28.05.2018 with EIA letter / Affidavit copy
16. This office letter even No. dated 13.08.2018.
17. The applicants letter No. REF:HQ: EST : 78 : 2018 – 19, dt:29.08.2018 received on 03.09.2018 along with EIA Clearance letter No.SEIAA/TN/F.6451/EC/8(a)/599/2017,dt:07.08.2018.
18. The applicants letter No. HQ: EST : 408 : 2018 – 19, dt:29.10.2018 received on 29.10.2018 with a request of payment in lieu of gifting OSR
19. This office letter even No. dated 10.11.2018 addressed to the SRO / Triplicane for obtaining GLV for the site.
20. Letter from SRO / Triplicane vide No.177 / 2018, dt:21.12.2018 received on 24.12.2018

The proposal received in the reference 1st cited for the proposed construction of Multi-storied commercial building with Double Basement floor +Ground floor+14 floors for Office use at Door No.24 Whites Road, in R.S.No.329/2, Block No.11, Triplicane village, Mylapore - Triplicane Taluk, Chennai is under process. To process the application further, you are requested to remit the following by **1 (ONE)** 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. Your request in the reference 18th cited with regard to the collection of OSR charges in lieu of reservation of OSR area in the proposed site area has been examined and considered for collection of required OSR charges.

The conditions listed in the reference 10th cited remains the same.

i)	Open Space Reservation charges	Rs.4,86,50,000/- (Rupees Four Crores, Eighty Six Lakhs and Fifty Thousands only)
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3. (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. "Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order issued in the reference 14th cited".**

(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.

4. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

5. 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.

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

- a) Title & Area statement needs revision.
- b) Structure near entry and exit other than security room and sold waste structure to be removed.
- c) In the title "office" to be added
- d) Fire escape staircase leading to basement floor to be removed.
- e) Exact building dimensions to be marked in the detailed floor plan.



By RPAD



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan 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)/9457/2016, dated 11.07.2017

To
M/s. United India Insurance Co., LTD,
 No. 24, Whites Road,
 Chennai - 14.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the Proposed construction of multi storied Commercial building with Double Basement floor + Ground floor+14 floors of Office building at Door No.24 Whites Road, in R.S.No.329/2,Block No.11 Triplicane village, Mylapore-Triplicane Taluk, Chennai within the limits of Chennai Corporation – Remittance of DC and Other Charges –DC Advise sent – Reg.

11/7

- Ref:
1. PPA received in MSB/2016/000415 dated 15.06.2017.
 2. NOC from CMRL vide Ref: 2927/2016/DMS dated 07.10.2016.
 3. The applicant letter No.HQ/EST/571/2016-17 furnishing the demolition plan approved by Greater Chennai Corporation.
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 9. NOC from Police (Traffic) received in Letter No.Rc.No.Tr./License /526/11569/2017 dt. 13.06.2017.

Supd:
Pls. issue applicant's copy

Received the applicant copy on 11/07/17.

The Proposal received in the reference 1st cited for the Proposed construction of multi storied Commercial building with Double Basement floor + Ground floor+14 floors of Office building at Door No.24 Whites Road, in R.S.No.329/2,Block No.11 Triplicane village, Mylapore-Triplicane Taluk, Chennai is under process. To process the application further, you are requested to remit the following by **6 (SIX)** separate Demand Drafts of a Nationalised Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai-

KIRUBHARAJ J
9840664173



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.

i)	Development charges	Rs.9,70,000/- (Rupees Nine Lakh Seventy Thousand only)
ii)	Balance Scrutiny Fee	Rs.15,000/- (Rupees Fifteen thousand only)
iii)	Security Deposit for Building	Rs.1,06,40,000/- (Rupees One Crore and six Lakh Forty Thousand only)
iv)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
v)	Infrastructure Development Charge for CMWSSB **	Rs.35,40,000/- (Rupees Thirty Five Lakhs and Forty Thousand only)
vi)	I & A Charges	Rs.1,24,70,000/- (Rupees One Crore Twenty Four Lakhs and Seventy Thousand only)
vi)	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.

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. "Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order issued in the reference 14th cited".**
- (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.
 - 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.
- 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. Standard conditions relating to swimming pool has to be strictly adhered and to this effect you are requested to furnish an undertaking in Rs.20/- stamp paper.
- e. An undertaking to abide by the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India in Rs.20/- Stamp Paper duly notarised has to be furnished.

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 revised plan rectifying the following defects and other required following particulars:-

- a) Patta copy attested by not lowers than the rank of deputy Tahsildar to be furnished.
- b) Title & Area statement needs revision.
- c) Structure near entry and exit other than security room and sold waste structure to be removed.
- d) In the title "office" to be added
- e) Fire escape staircase leading to basement floor to be removed.
- f) Exact building dimensions to be marked in the detailed floor plan.
- g) Sectional plan for building on North to South direction showing the elevation feature to be shown.
- h) Details of the elevation feature to be shown in the plan.
- i) Structure connecting STP with the building to be removed at basement floor level.
- j) In compliance with the Police (Traffic) Dept., NOC, 25 Nos of additional Two Wheeler parking and Bell mouth shape at exit gate near Thiru-Vi-Ka Road to be provided.
- k) Environmental clearance to be furnished.
- l) NOC from IAF is to be furnished. ~~But Applicant Stated in letter dt.20.06.2017 that NOC for IAF is applied and awaited and the same will be submitted before applying for Completion Certificate.~~

m) Street Alignment portion ^{KOSR area} to be gifted to CMDA. 5



m) STP design adequacy issued by registered professional/institutions to be furnished.

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

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

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

