

BY REGISTERED POST WITH ACK.DUE

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

To
M/S. CASA GRANDE LAUNDRYBOY Pvt. Ltd.,
Rep. by its Authorised Signatory. **Sumanth**
Krishna
NPL DEVI, 5th Floor, New No. 111, Old No. 59,
L.B. Road, Thiruvanmiyur,
Chennai - 600 041.

Letter No.C3(N)/21861/2018

Dated : .06.2019

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning permission Application for the proposed construction of MSB Group Development comprising of 4 Blocks 1,2,3 & 4 Residential cum Commercial use in **Block -1:** Stilt + 7 Floors (Podium part at 1st Floor level) with 28 Dwelling Units, **Block- 2:** Stilt + 7 Floors (Podium part at 1st Floor level) with 77 Dwelling Units, **Block - 3:** Stilt + 6 Floors + 7th Floor part (Podium part at 1st Floor level) with 301 Dwelling Units along with CLUB HOUSE use partly from 1st to 5th Floor & Swimming pool at 6th Floor level, **Block - 4:** Stilt + 7 Floors with 35 Dwelling Units Totally 441 Dwelling Units, at Chanakayan Main Road, Comprised in S.Nos.78/1,2, 124/2,3A, 125 and 126/1 & 2 of Nolambur village, Chennai – 600 095, within the limits of Greater Chennai Corporation - Remittance of DC and Other Charges – Advise sent – Reg.

Ref:

- 13/6/19
1. Planning Permission Application received in SBC No. CMDA/PP/MSBN/000583/2018 dt.05.12.2018.
 2. Agenda & Minutes of 247th MSB Panel meeting held on 10.01.2019.
 3. This Office Letter even No. dt. 28.01.2019
 4. Applicant letter dt. 12.02.2019 enclosing revised Plans.
 5. NOC from Police (Traffic) received in letter Rc.No. Tr./License/1507/32979/2018, dated 28.12.2018.
 6. NOC from DF&RS received in letter C1/22815/2018, PP. NOC. No. 22/2018, dated 14.02.2019.
 7. This Office Letter even No. dt. 14.03.2019 addressed to the Govt.
 8. Letter no. 6048/UD-I/2019-1 Dt. 01.04.2019 received from the additional secretary (Technical), H&UD Department.
 9. This office letter even no. dt. 04.04.2019.
 10. Letter received from Government in Ms.No. 68-H & UD (UD-1) Dept dt. 28.05.2019.

The Planning Permission Application received in the reference 1st cited for the proposed construction of MSB Group Development comprising of 4 Blocks 1,2,3 & 4 Residential cum Commercial use in **Block -1:** Stilt + 7 Floors (Podium part at 1st Floor level) with 28 Dwelling Units, **Block- 2:** Stilt + 7 Floors (Podium part at 1st Floor level) with 77 Dwelling Units, **Block - 3:** Stilt + 6 Floors + 7th Floor part (Podium part at 1st Floor level) with 301 Dwelling Units along with CLUB HOUSE use partly from 1st to 5th



Floor & Swimming pool at 6TH Floor level, **Block - 4:** Stilt + 7 Floors with 35 Dwelling Units Totally 441 Dwelling Units, at Chanakayan Main Road, Comprised in S.Nos.78/1,2, 124/2,3A, 125 and 126/1 & 2 of Nolambur village, Chennai – 600 095, within the limits of Greater Chennai Corporation 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 (**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)	Development charges for land and building	Rs. 12,95,000 /- (Rupees Twelve Lakhs and Ninty Five Thousand only)
ii)	Balance Scrutiny Fees	Rs. 1,65,000/- (Rupees One Lakh and Sixty Five Thousand only)
iii)	Regularisation charges for land	Rs. 18,85,000/- (Rupees Eighteen Lakhs and Eighty Five Thousand only)
iv)	Security Deposit for Building	Rs. 3,67,40,000/- (Rupees Three Crores and Sixty Seven Lakhs and Forty Thousand only)
v)	SD for STP	Rs. 4,70,000/- (Rupees Four Lakhs and Seventy Thousand only)
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
vii)	Infrastructure Development Charge for CMWSSB **	Rs. 1,49,70,000/- (Rupees One Crore and Forty Nine Lakhs and Seventy Thousand only)
viii)	I & A Charges	Rs. 1,90,70,000/- (Rupees One Crore and Ninty Lakhs and Seventy Thousand only)
ix)	Shelter fee	Rs. 1,43,00,000/- (Rupees One Crore and Forty Three Lakhs 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.

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.

Drafting Errors:

- a) ✓ Setbacks shown in the plan & in the APPAS are not tallying each other.
- b) ✓ Double roof height portion at 1st floor & 2nd floor in club house block to be shown properly.
- c) ✓ Title & Area statement to be incorporated as per actual calculations.
- d) ✓ OSR area to be Gifted /handed over to CMDA before issue of PP.
- e) ✓ Road name & width of all the abutting roads as per site to be shown.
- f) ✓ Drawing to the scale of 1:100 to be furnished.
- g) ✓ Plan incorporating DF&RS conditions to be furnished before issue of PP.
- h) ✓ UG Sump for Rain water and OHT for Fire, Sullage & RWH are to be provided.
- i) ✓ Total height of the building including lightning arrester to be shown.
- j) ✓ TW parking stall nos 176 to 189 to be shown properly.
- k) ✓ In block no. 1 at terrace floor plan OTS area tallying with typical floor plan to be shown and a wall projection shown is to be removed.
- l) ✓ In block no. 3 at 1st floor in club house block double roof height portion to be indicated properly accordingly revision to be made in the 2nd floor plan and entry proposed to Podium from community hall to be closed.



- m) In Block no.3 at 5th floor entry proposed for Gents change room is not feasible to be rectified and deck area proposed in the 5th floor plan to be indicated with measurements and the same to be shown as dotted line in 4th floor plan.
- n) In block no.3 at 6th & 7th floor plan open terrace area to be revised as per terrace.

Particulars to be furnished:

- a) Remarks from PWD on inundation point of view to be obtained before issue of Planning Permission.
- b) Environmental Clearance for the proposed construction obtained to be furnished before issue of Planning Permission.
- c) Structural Stability certificate vetted by PWD obtained to be furnished before issue of Planning Permission.
- d) Notarized undertaking to be obtained before issue of Planning Permission for the Compliance of the conditions laid down by the MAWS department in G.O. (Ms.) No. 97, Dt: 07.07.2015 for the proposed Swimming pool. NOC from Executive authority to be obtained before issue of completion certificate, to this effect an undertaking to be obtained before issue of Planning permission.
- e) The design sufficiency certificate for STP issued by registered professional institutions to be furnished before issue of Planning Permission.
- f) Space for EB Sub-station to an extent of 350 sq.m. to be reserved within the site under reference and the same has to be handed over to TANGEDCO, to this effect the Concurrence from TANGEDCO has to be furnished before issue of Planning permission.
- g) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate in this regard notarized undertaking to be furnished.
- h) Acceptance of conditions imposed in the NOCs issued by DP & RS and other agencies to be furnished.
- i) Proposed 9.00m wide link road access to the EB substation to be gifted.

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

Yours faithfully,

[Handwritten signature]
[Handwritten signature]
 for **PRINCIPAL SECRETARY/
 MEMBER-SECRETARY**
[Handwritten signature] *[Handwritten signature]*

Copies:

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

