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	<p align="center">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</p>
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Letter No. C3 (N)/4063/2016, dated 16/11.2016

To
The Chief Executive Officer.,
 Chennai Metropolitan Development Authority,
 Gandhi Irwin Road, Egmore, Chennai – 8.


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 17-11-16

Sir,

Sub: CMDA – Area Plans Unit - MSB (North) Division - Planning Permission Application submitted for the proposed construction of Multi storied Group development commercial (Office) building consisting of 2 Blocks ie Block No - 1 with Triple Basement Floor + Stilt Floor (part) cum Ground Floor (part) + 9 Floors and Block No – 2 with G + 1 (Canteen at G.floor & D.G set at 1st Floor) on E. Road at KWMC, Koyambedu, Chennai – 107. S.No. 188 (part), Block No.62 of Koyambedu village, Corporation of Chennai limit. – Remittance of DC and Other Charges – DC Advice sent – Reg.

Ref :

1. PPA received in MSB/2016/000185 dated 03.03.2016. ✓
2. This office letter even no dt.24.03.2016 addressed to CMRL. ✓
3. Letter no CMRL/LUDP/NOC/1666 (1858)/2016 Dt. 31.05.2016 enclosed with a sketch received on 14.06.2016 ✓
4. Letter no. Rc. No. Tr. /License /532/10562/2016 dt. 08.06.2016 received on 10.06.2016 from Additional Commissioner of police (Traffic). ✓
5. Your letter dated dt. 08.07.2016 enclosing 1st Revised plan. ✓
6. The Minutes of the 232nd MSB Panel meeting held on 26.07.2016. ✓
7. This office letter even no dt.10.08.2016 addressed to Govt. ✓
8. This office letter even no dt.10.08.2016 addressed to CMWSSB. ✓
9. Govt. in letter (Ms) No. 155 H & UD (UD I) Dept. dated 23.09.2016. ✓
10. This office letter even no dt.06.10.2016 addressed to C.E, PWD. ✓
11. DF&RS issued NOC in letter no. R.Dis No. 7154/C1/2016, PP. NOC. No. 75/2016 dt. 09.08.2016. ✓
12. AAI issued NOC in letter no. NOCID: CHEN / SOUTH / B / 061516 / 129577 dt. 19.08.2016. ✓
13. Your letter dated dt. 31.08.2016. ✓

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14. This office letter even no dt.19.10.2016 addressed to SRO,
Anna Nagar.

15. GLV letter no. 2/2016 dt. 25.10.2016. *Received from SRO, Anna Nagar*

16. Letter no. CMWSSB/Area – X / Koyambedu / 2016 Dt. 28.10.2016.

The proposal received in the reference 1st cited for the Planning Permission for the Proposed construction of Multi storied Group development commercial (Office) building consisting of 2 Blocks ie Block No - 1 with Triple Basement Floor + Stilt Floor (part) cum Ground Floor (part) + 9 Floors and Block No – 2 with G + 1 (Canteen at G.floor & D.G set at 1st Floor) on E. Road at KWMC, Koyambedu, Chennai – 107. S.No. 188 (part), Block No.62 of Koyambedu village, Corporation of Chennai limit is under process. To process the application further, you are requested to remit the following by **9 (Nine)** 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.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 4,75,000/- (Rupees Four lakhs and Seventy Five Thousand only) X
ii)	Balance Scrutiny Fee	Rs. 25,000/- (Rupees Twety Five thousand only) ✓
iii)	Regularisation charge for land	Rs. 3,00,000/- (Rupees Three lakhs only) ✓
iv)	Open Space Reservation (OSR) Charges	Rs. 2, 99,10,000/- (Rupees Two Crore and Ninty Nine lakhs and Ten Thousand only) ✓
v)	Security Deposit for Building	Rs. 69,25,000/- (Rupees Sixty Nine lakhs, and Twenty Five thousand only) ✓
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand only) ✓
vii)	Infrastructure & Amenities Charge	Rs. 79,30,000/- (Rupees Seventy Nine lakhs and Thirty thousand only). ✓
viii)	Premium FSI Charges	Rs.1,95,20,000/- (Rupees One Crore Ninty Five Lakhs and Twenty thousand only) ✓
ix)	Flag day fund (By cash)	Rs. 500/- (Rupees five hundred only). ✓
x)	Infrastructure Development Charge for CMWSSB **	Rs.20,95,000/- (Rupees Twenty Lakhs and Ninety Five thousand only) ✓

**DD should be drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.



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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 from the date of issue of the advise up to the date of payment.

(iii) Accounts division shall work out the interest and collect the same along with the charges due.

(iv) No interest is collectable for security deposit.

(v) 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.,

(vi) 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.

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.

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- 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 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.

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- 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 the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India, Indian CMRL, Air Force, CMWSSB for STP & SWIMMING POOL and in Environmental Clearance in Rs.20/- Stamp Paper duly notarised has to be furnished.

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 the Revised plan rectifying the following defects and to furnish the following particulars:-

1. Aisle width for car parking stall no 37 to 40 and TW parking stall no 275 are not feasible.
2. Set backs to be shown properly in the Site plan. Also to be Tallied with APPAS CD. Further Distance between blocks also to be shown.
3. Plan incorporating DF&RS conditions To be furnished before issue of PP.
4. Acceptance of conditions laid down by DF & RS and other agencies to be furnished.



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5. OHT for RWH to be shown.
 6. Renewal of License issued to the Structural Engineer by the Corporation of Chennai is to be obtained.
 7. NOC from IAF to be furnished.
 8. NOC from CMWSSB for the STP proposed to be furnished.
 9. Area statement needs revision.
9. This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Greater Chennai Corporation.


Yours faithfully,

o/c


12/11/16

for MEMBER-SECRETARY.

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Copy to:

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


18/11/16