



	<p>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Thalamuthu Natarajan 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</p>
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Letter No. C3(N)/4500/2016, dated 26/10.2017

To

**M/s. Gupta & Company,
Rep. by Ashish Gupta**

26-27, Morrison 1st Street,
Alandur,
Chennai – 600016

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of Commercial use building having Basement Floor + Stilt Floor + First Floor for parking purpose and 2nd to 9th floor for Office purpose at Door No. 2/4, Mount – Poonamallee High Road, Ramapuram, Chennai-89 comprised in S Nos.151/1A2,151/2B & 151/2C of Ramapuram Village, within Corporation of Chennai Limits – Remittance of DC and Other Charges – DC Advise sent – Reg.

Ref:

1. PPA received in MSB /2016/000186, dated 03.03.2016.
2. NOC from AAI furnished in letter No.AAI/SR/NOC/RHQ dated 05.10.2015.
3. Special sanctions issued vide Proceedings of Member-Secretary, CMDA Vide C3 (N)/4500/2016 dated 16.02.2017.
4. Your letter dated 22.06.2016 & 10.03.2017.
5. This office letter even no dt. 17.03.2017.
6. Your letter dated 13.04.2017.
7. NOC issued by the Directorate of Fire & Rescue Services in letter No.R.Dis.No.4141/C1/2017, PP. NOC No. 25/2017, dated 08.04.2017.
8. This office letter even No., dated 02.06.2017 addressed to the Secretary, H&UD Department along with Agenda and Minutes of 236th MSB panel meeting held on 31.05.2017.
9. NOC received from Police(Traffic) Department in letter No. Rc.No. Tr/License/354/7565/2017 dated 30.06.2017.



10. The Govt.,H&UD (UD I) Department letter (Ms) No.149 dated 21.08.2017.
11. This office letter even no dt. 13.09.2017 addressed to SRO, Saidapet.
12. GLV letter no dt. Received from SRO, Saidapet.

The Planning Permission Application submitted in the reference 1st cited for the Commercial use building having Basement Floor + Stilt Floor + First Floor for parking purpose and 2nd to 9th floor for Office purpose at Door No. 2/4, Mount – Poonamallee High Road, Ramapuram, Chennai-89 comprised in S Nos.151/1A2,151/2B & 151/2C, Ramapuram Village, within Corporation of Chennai Limits 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.

i)	Development charges for Land & Building.	Rs. 3,91,000/- (Rupees Three Lakhs and Ninty One Thousand only).
ii)	Balance Scrutiny Fee	Rs. 21,000/- (Rupees Twenty One Thousand only)
iii)	Regularisation Charges	Rs. 2,97,000/- (Rupees Two Lakhs and Ninty Seven Thousnd only)
iv)	OSR Charges	Rs.98,35,000/- (Rupees Ninety Eight Lakhs and Thirty Five Thousands only)
v)	Security Deposit for Building	Rs.55,65,000/- (Rupees Fifty Five Lakhs and Sixty Five Thousand only)
vi)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
vii)	Infrastructure Development Charge for CMWSSB **	Rs.18,68,000/- (Rupees Eighteen Lakhs and Sixty Eight Thousands only).
viii)	I & A Charges	Rs.68,50,000/- (Rupees Sixty Eight Lakhs and Fifty Thousand only)
ix)	Shelter Fee	Rs.51,39,000/- (Rupees Fifty One Lakhs and Thirty Nine Thousands 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.

1. The FMB shape and dimension in the south side not tallying with the FMB sketch furnished. *and the same to be corrected in the plan*
2. Registered Memorandum of agreement for the first floor parking to be furnished.
3. Area statement to be corrected with respect to achieved coverage, FSI and least extent.
4. Actual road width to be shown in the site plan.
5. NOC from IAF to be furnished.



6. Certificate and the design sufficiency certificate for STP issued by registered professionals/ institutions in this area has to be furnished.
7. In section all the floor name has been mentioned as ninth floor the same to be corrected.
8. Exhaust fan to be shown for Electrical room, Meter room & generator room as there is no mode of ventilation.
9. In fourth floor Balcony to be denoted as refuge balcony.
10. Handrail and slope to be shown for PHC ramp in the Ground part/Stilt floor part.
11. Structural Stability certificate duly vetted by PWD to be furnished.
12. NOC from PWD from inundation point of view to be furnished.

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

Yours faithfully,

o/c

[Signature]
26/10/17

2/21

for MEMBER-SECRETARY

Copy to:

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

[Signature]
20/10/17

[Signature]
20/10/2017

[Signature]
23/10/17