



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)/7611/2017-1 dated: 23.06.2017

To

The Director,

Tamil Nadu Fire & Rescue Services Department,

No.17, Rukmani Lakshmipathy Salai,

Chennai – 600 008.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed construction of Combined Double Basement floor + Stilt floor for Block I.II&III with Block-I consists of 1st floor to 20 floors with 68 Dus, Block-II consists of 1st floor to 21 floors with 164 Dus, Block-III consists of 1st floor to 21 floors with 164 Dus and Block –IV consists of Stilt floor + 13 floors of 104 LIG units, totally 500 Dus with Swimming Pool over stilt floor podium at Old S.Nos. 122/2A,2B,123/1B,2B,1A2,2A2,1C1(part),2C1,1C2,2C2,2C3(part),2D(part),123/1 (pt), 1A1,2A1, 135/2A, 2B,&1C and in T.S.No.9/6,9/7,11/1, 11/4,11/5,11/6, 11/7, 11/9, 11/10,12/5 &12/6 in Block No.22 of Athipattu Village,Tiruvallur District, **M/s.Dawning Developers LLP (GPA of Ahmed Buhari and 7 Others)** – NOC requested – Reg.

Ref: PPA received in MSB/2017/000338 dated 29.05.2017.

M/s. Dawning Developers LLP (GPA of Thiru.Ahmed Buhari and 7 Others) has

applied Planning permission for the proposed construction Combined Double Basement floor + Stilt floor for Block I.II&III with Block-I consists of 1st floor to 20 floors with 68 Dus, Block-II consists of 1st floor to 21 floors with 164 Dus, Block-III consists of 1st floor to 21 floors with 164 Dus and Block –IV consists of Stilt floor + 13 floors of 104 LIG units, totally 500 Dus with Swimming Pool over stilt floor podium at at Old S.Nos. 122/2A,2B, 123/1B,2B, 1A2, 2A2, 1C1(part),2C1, 1C2,2C2, 2C3 (part), 2D(part), 123/1(part), 1A1,2A1,135/2A,2B,&1C and in T.S.No.9/6,9/7,11/1, 11/4, 11/5,11/6,11/7,11/9,11/10,12/5 &12/6 in Block No.22 of Athipattu Village,Ambattur Taluk, Tiruvallur District,, is under examination. A set of plans furnished by the applicant is enclosed.

I am to request you to kindly offer your remarks and specific recommendation on permissibility of the proposal at the earliest.

Yours faithfully,

for Member Secretary.

Encl.: One set of plans.

Copy to:

M/s. Dawning Developers LLP (GPA of Thiru. Ahmed Buhari and 7 Others)

NPL Devi, 5th floor, New No.111,Old No.59,

L.B Road, Thiruvanmiyur, Chennai – 600041.



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Letter No.C3 (N)/7611/2017-2 dated: .06.2017.

To
The Addl. Commissioner of Police (Traffic)

New Commissioner office
5th floor,P.H.Road, Vepery, Chennai – 600 007.

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the proposed construction of Combined Double Basement floor + Stilt floor + one upper parking floor for Block I.II&III with Block-I consists of 3rd floor to 21 floors with 90 Dus, Block-II consists of 3rd floor to 21 floors with 160 Dus ,Block-III consists of 3rd floor to 21 floors with 160 Dus and Block –IV consists of Stilt floor + 13 floors of 104 LIG units, totally 504 Dus with Swimming Pool over stilt floor podium at Old S.Nos. 122/2A,2B,123/1B, 2B, 1A2,2A2,1C1(part), 2C1,1C2,2C2,2C3(part), 2D(part), 123/ 1(part), 1A1,2A1, 135/2A, 2B,&1C and in T.S.No.9/6,9/7,11/1, 11/4,11/5,11/6, 11/7,11/9,11/10,12/5 &12/6 in Block No.22 of Athipattu Village, Ambattur Taluk, Tiruvallur District, by **M/s.Dawning Developers LLP (GPA of Thiru.Ahmed Buhari and 7 Others)** – NOC requested – Reg.

Ref: PPA received in MSB/2017/000338 dated 29.05.2017.

M/s. Dawning Developers LLP (GPA of Ahmed Buhari and 7 Others) has applied Planning permission application for the proposed construction of Combined Double Basement floor + Stilt floor for Block I.II&III with Block-I consists of 1st floor to 20 floors with 68 Dus, Block-II consists of 1st floor to 21 floors with 164 Dus ,Block-III consists of 1st floor to 21 floors with 164 Dus and Block –IV consists of Stilt floor + 13 floors of 104 LIG units, totally 500 Dus with Swimming Pool over stilt floor podium at Old S.Nos. 122/2A,2B,123/1B, 2B,1A2, 2A2, 1C1(part),2C1, 1C2,2C2, 2C3 (part), 2D(part), 123/1(part), 1A1,2A1,135/2A,2B,&1C and in T.S.No.9/6,9/7,11/1, 11/4, 11/5,11/6,11/7,11/9,11/10,12/5 &12/6 in Block No.22 of Athipattu Village, Ambattur Taluk, Tiruvallur District,, is under examination. A set of plans furnished by the applicant is enclosed.

I am to request you to kindly offer your remarks and specific recommendation on permissibility of the proposal at the earliest.

Yours faithfully,


for Member Secretary. 23/6/17

Encl.: One set of plans.

Copy to:

M/s. Dawning Developers LLP (GPA of Ahmed Buhari and 7 Others)

NPL Devi, 5th floor, New No.111, Old No.59,

L.B Road, Thiruvanmiyur, Chennai – 600041.



By RPAD



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Letter No. C3(N)/7611/2017, dated. 27.02.2018

To
M/s. Dawning Developers LLP
(GPA of Thiru. Ahmed Buhari and 7 Others)

No.111/59, NPL Devi, 5th floor, L.B Road,
Thiruvanmiyur, Chennai-41.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning permission for the proposed construction of MSB Group development having 4 Blocks with Combined Double Basement Floor + Combined Stilt Floor + Combined First Floor parking & Gym + Combined Podium & Swimming Pool at second Floor level for Block - I, II & III, Block No – I consists of 2ND Floor to 21 Floors with 89 Dus, Block No - II consists of 2nd Floor to 21 Floors with 160 Dus, Block-III consists of 2nd Floor to 21 Floors with 160 Dus and Block –IV consists of Stilt floor + 13 floors with 104 LIG D.units, Totally 513 Dus, at Old S.Nos. 122/2A,2B,123/1B, 2B, 1A2,2A2,1C1(part),2C1, 1C2, 2C2, 2C3 (part), 2D(part), 123/ 1(part), 1A1,2A1, 135/2A, 2B &1C and in T.S.No.9/6,9/7,11/1, 11/4,11/5,11/6, 11/7, 11/9, 11/10,12/5 &12/6 in Block No.22 of Athipattu Village, Within the Greater Chennai Corporation limits – Remittance of DC and Other Charges –DC Advise sent – Reg.

- Ref:
1. PPA received in MSB /2017/000338, dated 29.05.2017.
 2. Minutes of the 237th MSB Panel meeting held on 26.07.2017.
 3. This office letter even no dt. 28.07.2017 addressed to the Govt. along with agenda & minutes of the MSB panel meeting.
 4. Letter (Ms) No. 155 dt. 24.08.2017 received from the Govt.
 5. This office letter even no. dated. 25.09.2017.
 6. Your letter dated. 09.10.2017, 17.10.2017, 23.10.2017 & 22.11.2017.
 7. Letter no. Tr./Licence/887/20185/2017 dated. 05.11.2017 received from Police(Traffic).
 8. Letter no. C1/9415/2017, PP. NOC No. 64/2017 Dt. 22.09.2017 received from DF&RS.
 9. This office letter even no. dated. 02.01.2018.
 10. Your letter dated. 30.01.2018.
 11. NOC obtained from IAF in letter no. TC/14758/ATC (PC-600) DT. 29.09.2017
 12. Environmental clearance issued in letter no. SWIAA/TN/F. 6465/EC/88(a)/543/2017 DT. 19.12.2017.
 13. AAI NOCs in letter no CHEN/SOUTH/B/061517/224921,22,25 & 28 dated 30.06.2018

The Planning Permission Application for the proposed construction of MSB Group development having 4 Blocks with Combined Double Basement Floor + Combined Stilt Floor + Combined First Floor for parking area & Gym + Combined Podium & Swimming Pool at second Floor level for Block - I, II & III, Block No - I consists of 2ND Floor to 21 Floors with 89 Dus, Block No - II consists of 2nd Floor to 21 Floors with 160 Dus, Block-III consists of 2nd Floor to 21 Floors with 160 Dus and Block -IV consists of Stilt floor + 13 floors of 104 LIG D.units, Totally 513 Dus, at Old S.Nos. 122/2A,2B,123/1B, 2B, 1A2,2A2,1C1(part),2C1, 1C2, 2C2, 2C3 (part), 2D(part), 123/ 1(part), 1A1,2A1, 135/2A, 2B &1C and in T.S.No.9/6,9/7,11/1, 11/4,11/5,11/6, 11/7, 11/9, 11/10,12/5 &12/6 in Block No.22 of Athipattu Village, Within the 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 charges for Land & Building.	Rs.11,37,000/- (Rupees Eleven Lakhs and Thirty Seven Thousand only)
ii)	Balance Scrutiny Fee	Rs. 1,85,000/- (Rupees One Lakh and Eighty Five Thousand only)
iii)	R.C. for Land	Rs. 11,45,000/- (Rupees Eleven Lakh and Forty Five Thousand only)
iv)	Security Deposit for Building	Rs. 3,38,35,000/- (Rupees Three Crore Thirty Eight Lakh and Thirty Five Thousand only)
v)	Security Deposit for STP	Rs. 5,15,000/- (Rupees Five Lakh and Fifteen Thousand only)
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
vii)	Infrastructure Development Charge for CMWSSB **	Rs. 1,13,15,000/- (Rupees One Crore Thirteen Lakhs and Fifteen Thousand only).
viii)	I & A Charges	Rs.1,99,50,000/- (Rupees One Crore Ninty Nine Lakhs and Fifty Thousand only)
ix)	Shelter Fee	Rs.1,49,62,500/- (Rupees One Crore Forty Nine Lakhs and Sixty Two Thousand Five Hundred only)
x)	Premium FSI Charges	Rs. 14,38,75,000/- (Rupees Fourteen Crores Thirty Eight Lakhs and Seventy Five Thousand Only)
xi)	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 application 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 at the time of remitting DC and the following required particulars.

1. Setback as per APPAS drawing and at all the crucial point to be shown.
2. The proposed car parking stall nos 139 & 140 at 2nd B.Floor, 339 to 350 at surface level and 41 nos of excess stack parking proposed in Double B.floor, stilt floor & at 1st floor upper parking ie.62 nos against the required 19 nos to be removed.
3. Provision of Mechanical Ventilation to be shown for double B.Floor.
4. Length & width of Parking ramp proposed at double B.Floor to be shown as per D.R.
5. NOC from PWD on inundation point of view to be obtained.
6. Structural engineer sign not obtained in the plan.
7. Pump room for STP & U.G sump at B.Floor are not permissible to be rectified.
8. All the fire escape stair case proposed in all the blocks in all upper floors are to be discontinued at stilt floor level.

9. 1.20 m height parapet wall allround the 1st floor upper floor parking area to be shown instead of outer enclosed wall.
10. Roof slab projection and covered at which floor are to be mentioned in floor plan in all the blocks.
11. Double floor height portion and floor seen below are to be mentioned at all the blocks floor plan.
12. A separate cross section along the swimming pool to be shown and section – 1 along with cross section of swimming pool to be shown.
13. Usage of room in some of the floor plans are missing to be rectified.
14. Set back on all crucial points to be shown.
15. Road width to be shown in the plan.
16. Site boundary with as on site / as per patta dimension to be marked in the plan.
17. Gift deed for OSR area and Upper parking floor to be executed before issue of PP.
18. The title and area calculation requires correction.
19. Although the sketch for residuary plot is furnished, documentary evidence is not furnished and Residuary plot details for S.No.135/pt to be furnished.
20. The boundary shown for TSLR extract for T.S.No.9/6 and 9/7 to be corrected.
21. Section along ramp to be provided, clearly showing the ingress / egress gates.
22. Site levels to be clearly marked.
23. Specific NOC from Traffic (Police) particularly in respect of providing ingress & egress on the 200' Bye pass Road to be obtained before issue of Planning Permission.
24. An undertaking to be furnished for the necessary clearances for swimming pool from the appropriate authority and agree for the conditions before issue of PP.
25. The planning permission will be issued only after obtaining specific remarks from DF&RS on the permissibility of Combined podium at 1st floor level & swimming pool and GYM at 2nd floor level over podium.

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

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.