

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
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Letter No. C3 (N)/837/2016, dated 05.2017

To

**M/s. Ozone Projects Pvt. Ltd (for self and as GPA) and  
M/s.SugamVanijya Holdings (P) Ltd.,**

Old No.32, New No.63, G.N.Chetty Road,  
T.Nagar, Chennai – 6000 17.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the Revised Proposal for the construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type –A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type –B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Royambedu Village, Jawaharlal Nehru Road, Chennai- Applied by **M/s. Ozone Projects Pvt. Ltd (for self and as GPA) & M/s.SugamVanijya Holdings (P) Ltd.,** – Remittance of DC & Other Charges –representation received - Revised Advice for security deposit is sent - Reg.

- Ref:
1. Earlier Planning Permission issued vide letter No. C3/6809/2008, dated 13.04.2009
  2. Revised planning permission issued in letter No C3(N)/719/2013 dated 22.08.2013
  3. Planning permission Application submitted in MSB/2016/000044 dt.14.01.2016
  4. NOC from CMWSSB in Letter No. CMWSSB/O&M/SE(N)/Regn./Swim.Pool/Spl./2010, dt.26.05.11 for Swimming pool.
  5. NOC from CMWSSB in Letter No. CMWSSB/P&D/EE-III/STP/88 (2011-12), dt.09.04.12 for STP.
  6. NOC from DF & RS in Letter D.Dis.No. 89/C1/2013, PP.NOC No. 8/2013, dated 23.01.2013.
  7. 1<sup>st</sup> Partial Completion certificate issued in letter No.EC/CCW/N&C /673/2013 dated 22.05.2014 for Block Nos. 16,17,18,20,21 and 22 (6 Blocks with 388 Dus)
  8. 2<sup>nd</sup> Partial Completion certificate issued in letter No.EC/CC/N-1/17666/2015 dated 28.01.2016 for Block Nos. 13,14,15,19,23,24 and 25 (7 Blocks with 452 Dus)
  9. Your letter dated 19.02.2016 furnishing revised plan

10. This office letter even No. dated 22.02.2016 addressed to the Govt., H&UDdept, along with Agenda and Minutes of MSB panel meeting held on 08.01.2016
11. NOC from AAI in Ref. No. AAI/SR/NOC/RHQ (Case No. MM 320/2013) dated 25.06.2013 and 03.04.2013.
12. NOC from IAF in letter No. TAM/5219/1/ATC dt.25.03.2013
13. Consent to establish issued by TNPCB in Proc. No.111/TNPCB/F.28817/OL/CHN/A/Amendment/14/Dated 15.05.2014.
14. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2013.
15. NOC from CMRL in letter No. CMRL/LUPD/NOC/1755/2013 dated 10.07.2014.
16. Govt. Letter (Ms) No.116, H & UD (UD-I) Department, dated 31.05.2016 and errata issued in letter dated 09.06.2016.
17. NOC from CMRL in letter No. CMRL/LUPD/NOC/1844(1893)/2016 dated 05.05.2016.
18. NOC from PWD received in letter No. T1/Ozone/CMDA/2016 dated 22.08.2016
19. NOC from Police Traffic in letter Rc. No. Tr./Licence /788/14715/2016 dated 23.12.16.
20. Applicant letter dated 06.02.2017 furnishing the revised plan free from corrections.
21. CMDA letter even No. dated 24.02.2017 requesting applicable DC and other charges.
22. The representation dated 20.03.2017 received from M/s Ozone projects private limited.
23. Minutes of the CSO meeting held on 19.04.2017.

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of Combined 3rd Basement floor (part) + Combined Double Basement floor + Block 9, 16, 23, 24 (Type -A) – Ground floor + 16 floors with 260 Dwelling units; Block 2, 7, 11, 13, 14, 17, 22, 25 & 26 (Type -B) – Ground floor + 16 floors with 580 Dwelling units; Block 1, 3, 4, 5, 6, 8, 10, 12, 15, 18, 19, 20, 21 – Ground floor + 16 floors with 846 Dwelling units; Block 27 – Stilt floor + 17 floors with 136 Dwelling units; Block 28, 29 & 30 (EWS) – Ground floor + 20 floors with 624 Dwelling units (Totally 2446 Dwelling units); & Commercial block: Triple Basement floor + Ground floor + 3 floors + 4th floor (Part) with Anchor Shops, Food court, 10 Cinema Theatres and Hotel rooms at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Koyambedu Village, Jawaharlal Nehru Road, Chennai- is under process.

2. To process the application further, you were requested to remit the applicable charges in the reference 21st cited. Whereas, in the reference 22<sup>nd</sup> cited, you have submitted a representation and requested for revised demand for Security Deposit excluding the basement car parking area below the already partial completion certificate issued blocks.



3. Accordingly, the security deposit has been revised and you are requested to remit a sum of **Rs.14,91,50,000/- (Fourteen crores ninety one lakhs and fifty thousand only)** toward security deposit for building

4. The Security Deposit for building 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.

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 from the date of issue of the advise upto the date of payment.
- (iii) Account 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.

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

8. **With reference to other charges and conditions, the earlier letter in the reference 15th cited holds good.**

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

Yours faithfully,

**For MEMBER-SECRETARY**

Copy to:

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

*Handwritten:* 16/05/2017

*Handwritten:* 16/05/17