



**BY REGISTERED POST WITH ACK.DUE**

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

**To**  
**M/s Express Construction company,**  
No.81, Benson Town  
Bengaluru- 500 046.

**Letter No.C3(N)/18596/2017**

**Dated : .08.2018**

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the regularisation of the existing Basement Floor +Ground Floor + Service floor + 1<sup>st</sup> floor to 9<sup>th</sup> floor Hotel Building at Door No.48/2,49/1,49/2 & 50, Harris Road, Egmore, Chennai-600008, comprises in R.S.No.**1389**/2, 3, 5, 6, 7, 8, 9 and **1391**/1, Block No.47 of Egmore Village, Nungambakkam Taluk, within the limits of Greater Chennai Corporation - Remittance of DC and Other Charges – Advise sent – Reg.

30/8/18

Ref:	1.	Planning Permission Application received on 28.12.2017 in SBC No.MSBN/2017/000105.
	2.	Previous Planning Permission was issued in PP No. C/PP/MSB & IT/25 A to E/2015 in letter no. C3/29020/2004, dated 02.07.2005.
	3.	Earlier Regularisation Planning Permission Application was refused in Lr.No.C3/1314/2011,Dt:30.9.2011.
	4.	Applicant's Appeal to the Govt. H & UD Dept. in letter dated 16.12.2011.
	5.	G.O(3D) No.8, H& UD (UD-V) Dept. dated 17.3.2015.
	6.	NOC issued by the DF&RS in letter K.Dis No..2855/C1/2018,Dt:15.6.2018.
	7.	NOC issued by the Police (Traffic) in letter Rc.No. Tr. / License / 185 / 4025/2018 Dt. 14.06.2018.
	8.	AAI NOC issued in letter no. CHEN/SOUTH/B/100615/168481, dt.27.02.2016.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for regularisation of the existing Basement Floor +Ground Floor + Service floor + 1<sup>st</sup> floor to 9<sup>th</sup> floor Hotel Building at Door No.48/2,49/1,49/2 & 50, Harris Road, Egmore, Chennai-600008, comprises in R.S.No.**1389**/2, 3, 5, 6, 7, 8, 9 and **1391**/1, Block No.47 of Egmore Village, Nungambakkam Taluk, 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 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.

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file No.C3(N)/29020/2004	Balance Amount to be paid now
1	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.2,50,000/-</b> (Rupees Two Lakhs and Fifty Thousands only)	(i) <b>Rs.1,65,000/-</b> (Rupees One Lakh and Sixty Five Thousand only) Receipt No.4117,Dt:06.6.2005;	<b>Rs.85,000/-</b> (Rupees Eighty five Thousand only)
ii)	Balance Scrutiny Fee	-	-	<b>Rs.12,000/-</b> (Rupees Twelve Thousand only) (after adjusting the scrutiny fee already paid for this proposal)
iii)	Regularisation charge for land	<b>Rs.1,55,000/-</b> (Rupees One Lakh and Fifty Five Thousand only)	-	<b>Rs.1,55,000/-</b> (Rupees One lakh and Fifty five Thousand only)
iv)	OSR Charges	<b>Not applicable</b>		<b>Not applicable</b>
v)	Security Deposit (For Building)	<b>Rs.29,20,000/-</b> (Rupees Twenty nine lakhs and Twenty Thousand only)	-	<b>Rs.29,20,000/-</b> (Rupees Twenty nine lakhs and Twenty Thousand only)
vi)	Security Deposit for Display Board.	<b>Rs. 10,000/-</b> (Rupees Ten thousand only)	-	<b>Rs. 10,000/-</b> (Rupees Ten thousand only)
vii)	MIDC for CMWSSB	<b>Rs. 10,80,000/-</b> (Rupees Ten Lakhs and Eighty Thousand only)	(i) <b>Rs.3,40,000/-</b> (Rupees Three Lakhs and Forty Thousand only) Receipt No. 258 dt.02.07.2015	<b>Rs.7,40,000/-</b> (Rupees Seven lakhs and Forty thousand only)

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file No.C3(N)/29020/2004	Balance Amount to be paid now
viii)	Infrastructure & Amenities Charges (Comml)	<b>Rs.37,45,000/-</b> (Rupees Thirty seven lakhs and Forty five thousand only)	<b>NIL</b>	<b>Rs.37,45,000/-</b> (Rupees Thirty seven lakhs and Forty five thousand only)
ix)	Shelter Fee (75% of I&A)	<b>Rs.28,10,000/-</b> (Rupees Twenty eight lakhs Ten thousands only)	<b>NIL</b>	<b>Rs.28,10,000/-</b> (Rupees Twenty eight lakhs Ten thousands only)
x)	Flag day Contribution by Cash	-	-	<b>Rs.500/-</b> (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. Copy of NOC from AAI attested by a Notary Public to be furnished.
2. Setback details are to be shown as per the GO (3D) No.8, dated 17.03.2015.
3. Ramp with 1:8 slope shown in the set back area is not permissible and the same may be provided with a gradient slop of 1:25.
4. Car parking stall no. 26 to 28 is to be re-arranged as it affects the drive way.
5. Undertaking to be furnished stating that the reconstituted land shall not be parted away with the site under reference in future.
6. Provision for physically challenged persons such as Ramp 1:12, 4 Nos. of car parking, Toilet in all floors are to be provided.
7. Pump room is not allowed in the basement floor plan.
8. Terrace shown at Second floor level to be provided with 1.0m height parapet wall.
9. Fire Escape Staircase should be terminated at Ground Floor and not to be extended up to basement floor.
10. Clear height of basement floor up to beam bottom to be shown and the ramp to Ground Floor and for Basement floor ramp shown in Section 'XX' to be corrected.
11. Broucher for MLCP from the providing agency to be furnished.
12. A separate section detail for MLCP is to be furnished in plan.
13. Space for provision for Stand by Generator is provided near the Open Transformer Yard violates the min. set back requirement of 3.50m from the site boundary. The same to be provided within the Ground floor area suitably satisfying DR.
14. Serial number for car parking is to be corrected.



15. Structures to be demolished indicated in plan to be confirmed.
16. UG Sump for Rain water / Sullage are to be provided.
17. STP sizes to be mentioned as per approved design drawing.
18. 1/3<sup>rd</sup> area Solar panel at Terrace floor to be shown.
19. Area statement to be incorporated as per actual calculations and FSI & Coverage are to be calculated considering the least site extent of 2042.37 sq.m.
20. NOC from IAF is to be furnished.
21. Signature in tracing is not acceptable.
22. Undertaking for Pergola in Rs.20/- stamp paper to be furnished.
23. The PP-1 & PP-2 forms/certificates as per format to be furnished.
24. STP Design sufficiency obtained from Regd. Environment Consultant and detail drawing as per the STP Design sufficiency obtained from Regd. Environment Consultant to be furnished.


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


Yours faithfully,

  
o/c for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

Copy to:

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

  
27-8-2018

  
28/08/2018