



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

Letter No. C3(N)/19019/2016, dated 18/09/2017

To
M/S. Pooja Foundation Pvt Ltd
(Rep. by its Director B. Budhmal Bohra)
& Others, (GPA Holder),
No. 921, EVR Periyar 1st Lane,
Poonamallee High Road, Chennai – 84.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the proposed construction of Multi-storied Group Development building consisting of 2 Blocks commercial cum residential use, at Block No. 1 - G.Floor + 1st Floor + 2nd Floor (Commercial use) + Service Floor and 3rd Floor to 12th Floor (Residential use with 60 dwelling units) and Block (Amenity Block) No. 2 - Stilt Floor + 4Floors (Stilt + 1st & 2nd Floor for Puzzle Parking up to 8.40 m height accommodating 17 Nos of car parking and Gym & Multipurpose Hall at 3rd & 4th Floor) at rear side in survey No. 219/ 2A, 2B1B & 24 of Kattupakkam Village, Poonamallee High road, Chennai, within the limits of Poonamallee Panchayat union – Remittance of DC and Other Charges –DC Advise sent – Reg.

- Ref:
1. PPA received in MSB/2016/000849 dated 20.12.2016.
 2. Your letter received dt. 09.03.2017.
 3. Letter no. CMWSSB / STP / Kattupakkam Village / 2017 dt. 07.03.2017.
 4. Your letter received dt. 11.04.2017.
 5. These office letters even No dt. 11.04.2017 addressed to the Govt. along with Agenda & Minutes of MSB panel meeting held on 30.03.2017.
 6. Letter (Ms) No.90 dt. 22.05.2017 received from the Housing and Urban Development Department.
 7. This office letter even no dt. 30.05.2017.
 8. This office letter evens No dt. 02.06.2017 addressed to TANGEDCO, DF&RS and CMWSSB.
 9. Your letter received dt. 15.06.2017.
 10. NOC issued by the DF&RS in letter no 23610/C1/2016, PP. NOC. No. 28/2017 Dt. 13.04.2017.
 11. NOC issued by the AAI in letter no NOCID: CHEN/SOUTH/B/022217/197766 Dt. 08.03.2017
 12. Your letter received dt. 20.07.2017.

Received
by
18/9/2017
PF PL



13. Letter no: CE/CTR/SE/C-II/TR/EE/F. CMDA-Apprl. /D.251/17 Dt. 18.07.2017 received on 20.07.2017 from The Chief Engineer/ Civil/ Transmission, TANTRANSCO, Anna salai, Chennai – 2.
14. Your letter received dt. 02.08.2017.
15. Letter no. SE/O/N/CNI/EA/AET/F – Korattur Lines /D/266/17 Dt. 24.07.2017 received from S.E, TANTRANSCO, Chennai – 80.
16. This office letter even no dt. 01.09.2017 addressed to SRO, Kundrathur.
17. Letter no 3/2017 – 55 dt. /09/2017 received from SRO, Kundrathur.
18. Your letter received dt. 08.09.2017.

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The ~~Proposal~~ ^{PPA} received in the reference 1st cited ~~for the Planning Permission Application~~ ^{with} for the proposed construction of Multi-storied Group Development building consisting of 2 Blocks ~~commercial cum residential use~~ ^{with} at Block No. 1 - G.Floor + 1st Floor + 2nd Floor (Commercial use) + Service Floor and 3rd Floor to 12th Floor (Residential use with 60 dwelling units) and Block (Amenity Block) No. 2 - Stilt Floor + 4Floors (Stilt + 1st & 2nd Floor for Puzzle Parking up to 8.40 m height accommodating 17 Nos of car parking and Gym & Multipurpose Hall at 3rd & 4th Floor) at rear side in survey No. 219/ 2A, 2B1B & 24 of Kattupakkam Village, Poonamallee High road, Chennai, within the limits of Poonamallee Panchayat union is under process. To process the application further, you are requested to remit the following by **10 (Ten)** 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. 2,00,000/- (Rupees Two Lakhs only)
ii)	Balance Scrutiny Fee	Rs. 20,000/- (Rupees Twenty Thousands only)
iii)	Regularisation Charges	Rs. 85,000/- (Rupees Eighty Five Thousand only)
iv)	OSR Charges	Rs. 92,67,000/- (Rupees Ninty Two Lakhs and Sixty Seven Thousand only)
v)	Security Deposit for Building	Rs. 46,28,000/- (Rupees Forty Six Lakhs and Twenty Eight Thousand only)
vi)	Security Deposit for STP	Rs. 1,19,000/- (Rupees One Lakh and Nineteen Thousand only)
vii)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
viii)	I & A Charges	Rs. 40,56,000/- (Rupees Forty Lakhs and Fifty Six Thousand only)
ix)	Shelter Fees	Rs. 30,43,000/- (Rupees Thirty Lakhs and Forty Three Thousand only)



x)	Premium FSI Charges	Rs. 20,32,000/- (Rupees Twenty Lakhs and Thirty Two Thousand only)
xi)	Flag day Contribution by (By Cash)	Rs.500/- (Rupees Five Hundred only)

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. "Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order issued in the reference 15th cited".**

(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.

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.
 - 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. An undertaking to abide the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India and Indian Air Force in Rs.20/- Stamp Paper duly notarised has to be furnished.

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 revised plan rectifying the following defects and other required following particulars:-

1. As per the Govt Letter a specific remarks to be obtained from the DF&RS on the access to the Snorkel from the road and any hazardous to the occupants due to the proximity of the H.T.Tower line existing in the site before issue of DC advice. Hence you are requested to furnish an Notarised undertaking to abide by any conditions that may be put forth by DF&RS.
2. Structural design vetted by the PWD to be obtained before issue of PP.
3. H.T line alignment to be shown as per FMB furnished and set back from H.T line to be shown properly.
4. Existing L.T.Line to be shifted in this regard a letter obtained from TNEB to be furnished stating that the L.T Line will be shifted.



5. Total height of building including lightning arrestor to be restricted within the permissible limit of NOC obtained from AAI.
6. NOCs from IAF to be obtained before issue of PP.
7. Authenticated Brochure copy obtained from the consultant duly signed by the Applicant, Architect & Structural engineer to be furnished for Puzzle parking proposed at Stilt + 2 Floors in the amenity block.
8. Detail drawing ~~not furnished in the report of STP~~ ^{STP} detail drawing as per design ¹ ~~also~~ to be furnished. *sufficiency certificate*
9. Design sufficiency certificate for STP issued by registered professionals/institutions in this area to be furnished and detail drawing to be furnished.
10. Area statement needs revision.
11. Sub title to be corrected as Site cum Ground Floor cum Stilt Floor plan.
12. All utility area to be renamed as service verandah.
13. From the 5th floor onwards in flat no A3 space shown adjacent to balcony area to be specified properly, ~~and whether the area to be included in the FSI or not.~~
14. In 8th & 9th floor roof projection not shown properly at 9th floor.
15. Notarised undertaking for the pergola to be furnished.
16. In elevation & cross section of the amenity block Ground floor level to be revised as Stilt floor level.
17. Notarized undertaking for the Compliance of the conditions laid down by the MAWS department in G.O. (MS) No. 97. DT: 07.07.2015 for the proposed swimming pool. NOC from Executive authority to be obtained before issue of completion certificate.

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

Yours faithfully,

[Signature]
for MEMBER-SECRETARY

Copy to:

1. The Senior Accounts Officer
Accounts (Main), CMDA
Chennai-8.
2. The Commissioner
Poonamalle Panchayat Union
Poonamallee, Chennai – 600 056.

[Signature]
13/09/2017
[Signature]

