



C3(N) (MSB)



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. CMDA/PP/MSB/N/0081/2019

Dated. .08.2020

To

M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)

Represented by its Partner Thiru. Priyank Pincha.

Old no. 2,3 & 4 New no. 7 Halls Road, 2nd floor,
Egmore, Chennai-600008.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Revised Planning Permission Application for the Construction of **Block A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room in 1st floor; **Block – C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units (**Totally 128 Dwelling units**) by availing **Premium FSI** at Arignar Anna Road, Avvai Nagar 1st, 2nd & 3rd Street and Viysar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of **Perambur Village**, Greater Chennai Corporation, Chennai applied by **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)** Represented by its Partner Thiru. Priyank Pincha – Remittance of DC & Other Charges - Advice sent - Reg.

- Ref:
- 1) Planning Permission Application received in SBC No. CMDA/PP/MSB/N/0081/ 2019 dt.19.03.2019. ✓
 - 2) Earlier Planning Permission issued in Planning Permission No. C/PP/MSB/10 (A to H)/2019, Permit No. 11951 vide Letter No. C3(N)/13970/2017 dt.13.03.2019 valid till 12.03.2024. ✓
 - 3) AAI NOC ID: CHEN/SOUTH/B/12291/272194 dt.29.12.2017 (Permitted Height: 91.57m). ✓
 - 4) IAF NOC Letter No. TAM/5218/1/ATC dt.16.01.2018. ✓
 - 5) Agenda & Minutes of 249th MSB Panel meeting held on 28.03.2019. ✓
 - 6) This office letter even no. dated 11.04.2019. ✓
 - 7) Applicant letter dt.16.05.2019 enclosing revised plans. ✓
 - 8) This office letter even No. dt.06.05.2019 addressed to the Government. ✓
 - 9) Government Letter No. 12304/NaVa 1/2019-1, H&UD Department dt.27.06.2019. ✓
 - 10) This office letter even No. dt.03.07.2019. ✓



- 11) Traffic Police NOC Letter Rc. No. Tr./License/463/ 13272/2019 dt.07.06.2019.
- 12) ^{you} Applicant letter dt.04.07.2019 ^{enclosing} DF&RS NOC Letter R.Dis. No. 6493/C1/2019, PP.NOC. No. 80/2019 dt.02.07.2019.
- 13) Government Letter (Ms) No. 117, H&UD Department dt.07.08.2019.
- 14) This office letter even No. dt.18.09.2019 addressed to the Sub-Registrar, Purasawalkkam SRO.
- 15) The ^{46/2020, dt. 29.01.2020.} Sub-Registrar, Purasawalkkam Sub Registrar Office Letter No. 503/2019 dt.29.11.2019.
- 16) ^{you} Applicant letter dt.05.06.2020 enclosing Environmental Clearance.
- 17) Environmental Clearance Letter No. SEIAA-TN/F.No. 7032/EC/8(a)/703/2020 dt.20.03.2020.

The Revised Planning Permission Application for the Construction of **Block A & B** : Stilt floor + 11 floors – High Rise Residential Building with 95 Dwelling units and Gym, Association room & Indoor Games Room in 1st floor; **Block – C** : Stilt floor + 11 floors – High Rise Residential Building with 33 Dwelling units **(Totally 128 Dwelling units)** by availing **Premium FSI at Arignar Anna Road, Avvai Nagar 1st, 2nd & 3rd Street and Viysar Nagar 2nd & 5th Street Perambur, Chennai-600 039, comprised in T.S.No.495/1 & 496/42, Block No.26 of Perambur Village, Greater Chennai Corporation, Chennai applied by **M/s. Lifestyle Housing and Infrastructure (GPA Holder for M/S Binny Limited)** Represented by its Partner Thiru. Priyank Pincha is under process. To process the application further, you are requested to remit the following by ⁸ ~~9~~ ^{Eight} ~~Nine~~ separate Demand Drafts of a Nationalized 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, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328) and **the Charges were worked out after deducting the earlier approved built up area and charges while obtaining earlier approval in B/f No. C3(N)/13970/2017:****

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.80,000/- (Rupees eighty thousand only)
ii)	Balance Scrutiny Fee	Rs.70,000/- (Rupees Seventy thousand only)
iii)	Regularisation charge for land	Nil
iv)	OSR charges	Nil
v)	Security Deposit for Building	Rs.10,95,000/- (Rupees Ten lakh and ninety five thousand only)
vi)	Security Deposit for STP	Nil
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)



Sl. No.	Charges	Amount to be remitted
vii)	IDC payable to MD, CMWSSB	Rs.9,65,000/- (Rupees Nine lakh and sixty five thousand only)
viii)	Infrastructure & Amenities Charges	Rs.28,00,000/- (Rupees Twenty eight lakh only)
ix)	Shelter Fee	Rs.12,75,000/- (Rupees Twelve lakh and seventy five thousand only)
x)	Premium FSI charges	Rs.3,35,75,000/- (Rupees Three crore thirty five lakh and seventy five thousand only)
xi)	Flag Day Contribution (by Cash)	Rs.500/- (Rupees Five hundred only)

2. The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

3. Security Deposit is refundable amounts 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.

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 issue of the advise 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, at the rate of 15% per annum for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.
- iii) Accounts 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 all PPAs for which DC advice has been issued and for which the timeline for payment expires on or after 25.03.2020, six months time from 25.03.2020 is granted for such payment of all fees and charges without levy of interest. This relaxation for payment of all fees and charges shall be applicable for DC advice issued till 30.09.2020.**

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. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.
 - 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.
- xiii) 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.
- xiv) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF & PWD in Rs.20/- Stamp Paper duly notarized.

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. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the Commissioner, Greater Chennai corporation.

10. You are also requested to furnish the following particulars:

- 1) 5 Sets of Revised Plans rectifying the following drafting defects:
 - i) Setback measurements at all crucial points to be incorporated in the site plan. ✓
 - ii) Proposal Title and area statement requires correction. ✓
 - iii) Section & Elevation requires correction with respect to individual floor plans. ✓
 - iv) Existing Ground level to be mentioned in both Section & Elevation. Total height of the Building to be mentioned from the Existing Ground level. ✓
 - v) Generator room to be provided in Block A & B. ✓



- 2) Structural Stability certificate for the revised proposal vetted by PWD. ✓
- 3) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate. An undertaking to this effect to be obtained before issue of Planning Permission. ✓
- 4) Original Approved Plan, Permit copy and Final letter are to be surrendered. ✓
- 5) Design sufficiency certificate for STP from the professional consultants to be furnished. ✓
- 6) Design Brochure for Stack Parking from the service provider to be furnished. ✓

59
C/D

o/c
2/2

Yours faithfully,

[Handwritten signature]
14/8/2020

for **MEMBER-SECRETARY**

[Handwritten signature]
12/8/2020

[Handwritten signature]
13/08/2020

[Handwritten signature]
13/08/2020

Copy to:

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