

BY REGISTERED POST WITH ACK.DUE

9/21



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(S)/ 0069/2019

Dated : .12.2019

To

M/s. Life Style Housing and Infrastructure

(For self & GPA), rep by Thiru. Priyanak Pincha,
Plot No.7, 2nd floor, Halls Road,
Egmore, Chennai – 600 017.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Double Basement floor + Stilt floor + 1st floor to 11th floor with 33 dwelling units Residential purpose and Swimming pool in Ground level at New door No.95, 97, 97/1, Old door No.46,47/1, 47/2, G.N. Chetty Road, T.Nagar, Chennai 600 017, bearing T.S.No. 4910, 7065/1, 2, 3 & 8578, Block No.114 of T.Nagar village applied by **M/s. Life Style Housing and Infrastructure & Thiru. Ajay Kumar Gulecha** (For self & GPA) – Remittance of DC & Other Charges - Advice sent - Reg.

- 11/12/19
- Ref: 1) Planning Permission Application received in the APU No. MSB/069/2019, dated 14.03.2019.
- 2) Agenda & Minutes of the 249th MSB Panel meeting held on 28.03.2019..
- 3) NOC from AAI in letter No. CHEN/SOUTH/B/032919/384909, dated 01.04.2019.
- 4) NOC from IAF in letter No.TAM/5218/1/ATC(Pc-18/19), dated 04.04.2019.
- 5) NOC from DF&RS in letter No. R.Dis No. 5828/ C1/2019, PP.NOC No.83/2019, dated 03.07.2019.
- 6) NOC from Police (Traffic) in letter Rc.No.Tr/License/504/14856/2019, dated 14.08.2019.
- 7) This office letter even No., dated 20.08.2019 addressed to the Government.
- 8) This office letter even No., dated 27.08.2019 addressed to the Government.
- 9) Govt. letter (Ms) No. 177, H&UD dept, dated 12.11.2019.
- 10) This office letter even No. dated 20.11.2019 to the SRO, T.Nagar.
- 11) The SRO, T.Nagar Na.Ka.no.672/2019, dated 25.11.2019.

12) Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

13) G.O.(Ms).No.18 MAWS Department, dated 04.02.2019

The Planning Permission Application for the proposed construction of High Rise Building consisting of Extended Double Basement floor + Stilt floor + 1st floor to 11th floor with 33 dwelling units Residential purpose and Swimming pool in Ground level at New door No.95, 97, 97/1, Old door No.46,47/1, 47/2, G.N. Chetty Road, T.Nagar, Chennai 600 017, bearing T.S.No. 4910, 7065/1, 2, 3 & 8578, Block No.114 of T.Nagar village is under process. To process the application further, you are requested to remit the following by **Eight (8)** 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):

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,60,000/- (Rupees One Lakh and Sixty Thousand only)
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand Only)
iii)	Regularisation charge for land	Rs.1,80,000/- (Rupees One Lakh and Eighty Thousand only)
iv)	OSR charges	- Nil-
v)	Security Deposit For Building	Rs.21,20,000/- (Rupees Twenty One Lakhs and Twenty Thousand only)
vi)	Security Deposit for Display Board	Rs.10,000/- (Ten Thousand only)
vii)	Security Deposit for STP	- Nil-
viii)	IDC payable to MD, CMWSSB	Rs. 18,35,000/- (Rupees Eighteen Lakhs and Thirty five Thousand Only)
ix)	Infrastructure & Amenities Charges	Rs.27,70,000/- (Rupees Twenty seven Lakhs and Seventy Thousand only)
x)	Shelter Fee	Rs.1,32,90,000/- (Rupees One Crore Thirty Two lakhs and Ninty Thousand only)
xi)	Premium FSI charges	- Nil-
xii)	Caution deposit	- Nil-

2. You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

3. The security deposit amount 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.



4. Security Deposit amounts is refundable 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. 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.

6. a) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice for such payment.
- b) Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges.
- c) Infrastructure and 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 and 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 30 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.
- d) Accounts Division shall work out the interest and collect the same along with the charges due.
- e) No interest is collectable for security deposit.
- f) 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.
- g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

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

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 TNCB&DR - 2019, 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. Revised plan rectifying the following defects.
 - i. Area statement to be tallied with actual calculations.
 - ii. NOC conditions to be incorporated in the plan.
 - iii. Setback from maximum projection of building to be shown.
 - iv. Total height of the building to be shown from EGL.
 - v. Gate width to be mentioned as per DF&RS NOC and DF&RS NOC conditions to be incorporated in the plan.
 - vi. Provision of solar water heater to be shown as per TNCD & BR.
- 2 PPA forms as per TNCD & BR – 2019 to be furnished.
- 3 Reconstitution deed to be furnished
- 4 Demolition plan approved by Greater Chennai corporation to be furnished.
- 5 Structural design wetted by PWD to be furnished.
- 6 PLR/Patta in favour of present owner duly attested by Revenue officials not below the rank of Deputy Tahsildar to be furnished.
- 7 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
- 8 Swimming pool to be shown as per TNCD & BR rule.
- 9 2Nos Display format mentioning the final area statement.

Yours faithfully,


for **MEMBER-SECRETARY**

06/12/19

2/12/19

3/12/19

3/12/19

Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner
Greater Chennai corporation.