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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mcmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No.C3(S)/11405/2018

Dated: .04.2019

To

BAASHYAAM CONSTRUCTIONS PVT. LTD.,(GPA)

No.87,G.N.Chetty Road,

T.Nagar, Chennai – 600 017.

Sir,

Sub CMDA – APU – MSB (South) Division – Proposed construction of Multistoried
: Residential Building consist of Triple Basement Floor + Stilt Floor + 1st Floor to
17 Floors + 18th Floor part - 152 Dwelling Units with Swimming pool at 18th
Floor Terrace level availing with **Premium FSI** at Old Door No.148, New Door
No. 32, Lattice Bridge Road, Indira Nagar, Thiruvanmiyur, Chennai- 600041
bearing in T.S. No. 44, Block No.20, Thiruvanmiyur Village, Mylapore-
Triplicane Taluk, of Greater Chennai Corporation submitted by **M/s.**
BAASHYAAM CONSTRUCTIONS PVT. LTD., (GPA) - Remittance of DC &
Other Charges- Requested – Regarding.

- 5/11/19
- 5/11/19
- Ref
1. Planning Permission Application received in the APU No. MSB/000557/2018, dated 26.11.2018.
 2. Agenda & Minutes of the 246th MSB panel meeting held on 30.11.2018
 3. This office letter even No. dated 07.12.2018 addressed to the applicant.
 4. NOC from Police (Traffic) in letter Rc. No.Tr./ License /1425/ 30375/2018 dated 07.12.2018
 5. NOC from IAF vide Letter No. TAM/5218/1/ATC (PC-40/18) dated 14.12.2018.

6. NOC from AAI vide Letter No.CHEN/ SOUTH/ B/ 120618/ 353490 dated 18.12.2018 valid upto 17.12.2026.
7. Applicant letter dated 21.12.2018 with Revised plan.
8. NOC from DF&RS in R.Dis No.21514/C1/2018, PP.NOC No.176/2018, dated 27.12.2018.
9. This office letter dated 08.01.2019 addressed to the Government.
10. Government letter(Ms) No.19, H&UD dept., dated 04.02.2019
11. NOC received from Environmental Clearance in Letter No.SEIAA/TN/F.6706/EC/8(a)/638/2019 dated 07.03.2019
12. Letter received from SRO, Joint I Sub Registrar, Saidapet regarding GLV in letter No.351/ORB/2019-3 dated 20.03.2019

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Proposed construction of Multistoried Residential Building consist of Triple Basement Floor + Stilt Floor + 1st Floor to 17 Floors + 18th Floor part - 152 Dwelling Units with Swimming pool at 18th Floor Terrace level availing with **Premium FSI** at Old Door No.148, New Door No. 32, Lattice Bridge Road, Indira Nagar, Thiruvanmiyur, Chennai- 600041 bearing in T.S. No. 44, Block No.20, Thiruvanmiyur Village, Mylapore-Triplicane Taluk, of Greater Chennai Corporation submitted by **M/s. BAASHYAAM CONSTRUCTIONS PVT. LTD., (GPA)** - is under process. To process the application further, you are requested to remit the following by **08 (Eight)** 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 Indus Ind Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl.No	Charges/Fees/Deposits	Total Amount
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.7,60,000/- (Rupees Seven Lakhs and Sixty thousand only)
2.	Balance Scrutiny fee	Rs.65,000/- (Rupees Sixty five Thousand only)
3.	Open Space and Reservation Charges	Rs.2,46,00,000/- (Rupees Two Crores and forty six Lakhs only)

- (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 payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
3. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.
4. 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

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4.	Security Deposit for Building	Rs.1,42,50,000/- (Rupees One Crore Forty two Lakhs and Fifty thousand only)
5.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
6.	Infrastructure & Amenities charges	Rs.94,00,000/- (Rupees Ninety Four Lakhs only)
7.	Premium FSI charges	Rs.16,76,50,000/- (Rupees Sixteen Crores Seventy six Lakhs and Fifty Thousand only)
8.	Shelter Fee	Rs.70,50,000/- (Rupees Seventy Lakhs and Fifty thousand only)

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

The security deposit for Building only 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.

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.

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.

2.(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 and in respect of the payments towards I & A charges due, shall attract** an interest at the rate of 15% per annum for the amount due shall be paid for each day beyond the said thirty days up to 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 from the date of issue of the advice up to the date of payment.

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 facts in the application, 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.
- xiii) An Undertaking to abide the terms and conditions put forth by Police(Traffic) DF&RS, AAI & IAF in Rs.20/- Stamp Paper duly notarized.

5. You are also requested to furnish a Demand Draft drawn in favour of **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)**, Chennai – 600 002, for a sum of **Rs.58,15,000/- (Rupees Fifty eight Lakhs and Fifteen thousand only)** towards Infrastructure Development Charge. The Infrastructure Development charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Section 81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, and CMWSSB / S.E (Co-ord & MIS) / Regn / 015 / 2014 dated 05.02.2014 CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB.

5. 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.

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

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

1.Revised plan rectifying the following drafting defects have to be complied by the applicant.

- i) Provisions of physically challenged to be shown.
- ii) As per FMB and site measurements to be shown in the site plan differentiating the same by hatching and indicating the setback from the least boundary has to be shown.
- iii) Rainwater OHT and Sullage water sump to be provided
- iv) Bottom of the slab height at Basement Floor to be shown.
- v) Road level and site level along with Slope 1 in 25 to be shown in the site plan.
- vi) Slope of the ramp to be shown in the ramp section.
- vii) 4.0m Turning radius, Drive way and aisle width to be shown clearly in the plan.
- viii) Bell mouth entry/exit for gate to be shown in the site plan and gate pillars with arches with minimum head room clearance of 5.50m to be shown.

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CMDA/TDR DIVISION/CHENNAI-8

U.O. Note No.TDR/8010/2019

Dated:04.06.2019.



Sub: CMDA – APU – TDR Division – for land already left for Road Widening portion gifted by M/s.Baashyaam Constructions Pvt Ltd, represented herein by its Authorised Signatory Thiru.G.Perumal in Situated in Old Door No.148, New Door No.32, Lattice Bridge Road, Thiruvanmiyur, Chennai-41 comprised in T.S.No.44 part, Block No.20 of Thiruvanmiyur Village, Chennai District with an extent of 138.06 sqm.– Road Widening taken physical possession – Land Delivery Receipt – Communicated – Reg.

- Ref:
1. Office order No.24/2010 dated 25.10.2010.
 2. PPA received in the APU No. MSB/000557/2018 , dated 26.11.2018
 3. U.O. Note No. C3(S)/11405/2018, dated 13.05.2019
 4. Gift Deed Doc.No. 5502/2019 dated 15.05.2019 SRO. Joint 1 Saidapet and Registration District of Chennai South.
 5. Land Delivery Receipt dated 29.05.2019.

With reference to the U.O. Note 3rd cited, the land set apart for Road Widening portion has been taken possession in the reference 5th cited. A copy of the Registered Gift Deed Document No. 5502/2019 dated 15.05.2019 SRO. Joint 1 Saidapet and Registration District of Chennai South and Land Delivery Receipt are enclosed for taking necessary further action.

Encl: As above.

[Handwritten signature]
2/6/19

For DEPUTY PLANNER (TDR).

To
The Deputy Planner,
MSB (South), APU

Copy to:
P.C. to Chief Planner/MPU
P.C. to Senior Planner/MSB.

[Handwritten signature]
4-6-19