

**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)/11703/2017**Dated: .09.2019****To****Tvl. P. Rajendran & 4 Others**

Shakti Towers, Flat No.A-28,
No.109, Gandhi Road,
Velachery,
Chennai – 600 042.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application is for the Proposed construction of Multistoried Group Development for 3 Blocks consisting of Combined Triple Easement Floor with **Block A:** Ground Floor + 3 Floors – Restaurant and **Block B:** Ground Floor (Part) / Stilt Floor (Part) + 1st Floor to 3 Floors + Service Floor + 4th Floor to 9th Floor + Service Floor for Restaurant, Bar, Banquet hall, GYM, Swimming Pool & Hotel rooms & **Service Block :** Basement Floor + Ground Floor + 2 Floors at GST Road, Madura Otteri, Vandalur, Chennai – 600 119 comprised in Survey No.205/1B8, 1C2, 2B, 3A2,3C of Vandalur Village (Madura Otteri), Kattankolathur Panchayat Union, Chengalpet Taluk, Kanchipuram District, applied by **Tvl. P. Rajendran & 4 Others** - Remittance of DC & Other Charges- Requested – Regarding.

Ref:

1. Planning Permission Application received in the APU No. MSB/554/2017, dated 09.08.2017.
2. NOC from AAI in letter No. CHEN/SOUTH/B/020217/196075 Dt. 02.02.2017.
3. NOC received from Superintendent of Police, Kanchipuram in Rc.No.G2/499/1/242/2016 dated 03.09.2016.
4. Minutes of the Special Sanction Committee meeting held on 07.11.2016
5. NOC from DF&RS in R.Dis No. 20226/C1/2016, PP.NOC.No.114/2016 dated 22.12.2016 for the earlier proposal.



6. Amendment to NOC from DF&RS in R.Dis No. 1136/C1/2017, dated 20.04.2017.
7. NOC from IAF in letter No. TC/14758/2/ATC (PC-551) dated 07.06.2017
8. Applicant letter dated 13.10.2017
9. Agenda & Minutes of the 242nd MSB panel meeting held on 04.07.2018.
10. Applicant letter dated 18.09.2018 & 22.10.2018
11. NOC from Forest Department in C.No.TS4/6741/2018 dated 03.12.2018
12. Applicant letter dated 03.01.2019 with revised plan.
13. This office letter even No. dated 08.06.2018 addressed to government
14. Government letter (Ms) No. 104, H&UD dept, dated 12.07.2019
15. SRO, Guduvancheri letter received in letter Na.ka.No.261/2016 dated 16.08.2019.

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The Planning Permission Application is for the Proposed construction of Multistoried Group Development for 3 Blocks consisting of Combined Triple Basement Floor with **Block A:** Ground Floor + 3 Floors – Restaurant and **Block B:** Ground Floor (Part) / Stilt Floor (Part) + 1st Floor to 3 Floors + Service Floor + 4th Floor to 9th Floor + Service Floor for Restaurant, Bar, Banquet hall, GYM, Swimming Pool & Hotel rooms & **Service Block :** Basement Floor + Ground Floor + 2 Floors at GST Road, Madura Otteri, Vandalur, Chennai – 600 119 comprised in Survey No.205/1B8, 1C2, 2B, 3A2,3C of Vandalur Village (Madura Otteri), Kattankolathur Panchayat Union, Chengalpet Taluk, Kanchipuram District, applied by **Tvl. P. Rajendran & 4 Others** - is under process. To process the application further, you are requested to remit the following by **09 (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 Indus Ind Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):



Sl.No	Charges/Fees/Deposits	Amount to be Remitted
1	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.9,50,000/- (Rupees Nine Lakhs and Fifty Thousand only)
2	Balance Scrutiny fee	Rs. 30,000/- (Rupees Thirty Thousand only)
3	Security Deposit for Building	Rs.1,34,00,000/- (Rupees One Crore Thirty Four Lakhs only)
4	Security Deposit for STP	Rs.3,25,000/- (Rupees Three Lakhs and Twenty Five Thousand only)
5	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
6	OSR Charges	Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs only)
7	Regularization charges	Rs.2,25,000/- (Rupees Two Lakhs and Twenty five thousand only)
8	Infrastructure & Amenities charges	Rs.1,20,00,000/- (Rupees One Crore and Twenty Lakhs only)
9	Shelter Fee	Rs.90,00,000/- (Rupees Ninety Lakhs 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.
- (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 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.



- 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 in Rs.20/- Stamp Paper duly notarized.

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 revised plan with following particulars:

- i. Site boundary as per FMB & as on site to be shown in the site plan.
 - ii. Title of the plan/sub title needs correction.
 - iii. Area detail as per APPAS to be mentioned.
 - iv. Treated water OHT to be shown.
 - v. Lightening arrestor & total height of the building to be shown in the section.
 - vi. Provisions required for Physically challenged persons to be shown as per DR
 - vii. Existing Ground Level and Finished Ground Level to be shown clearly in the Elevation & Section.
 - viii. Door opening given to Air conditioning plant room double height portion to be closed.
 - ix. Survey boundary and sub-division boundary shown in the site plan to be deleted.
 - x. Service Floor provided below the terrace floor to be removed.
2. In the site plan vacant land shown in between site boundary and the existing service road of GST road forming part of ORR (as a ramp). Hence NOC may be obtained from TNRDC if any land acquisition proposal for junction improvement / road widening.
3. NOC conditions to be incorporated in the plan.
4. NOC from Police (Traffic) to be obtained for the revised PPA.
5. Amendment for revised proposal to earlier NOC from DF&RS to be furnished.



- 6. Design sufficiency certificate from registered professional/Institution to be furnished.
- 7. Structural design vetted by PWD to be furnished.
- 8. FMB for the entire S.No.205 with subdivisions indicating the site under reference to be furnished.
- 9. NOC for Swimming pool from Executive Authority to be obtained before applying completion certificate. To this effect an undertaking in Rs.20/- to be furnished.
- 10. The procedures involved as per TNCD & BR 2019 for the registered professionals undertaking certificate are to be furnished.
- 11. The applicant has to remit scrutiny fees as a fresh according to TNCD & BR 2019 rules for the revised proposal.
- 12. 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.

Yours faithfully,

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for **MEMBER-SECRETARY**

[Signature]
13/9/19

[Signature]
13/9/19

[Signature]
13/9/19

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division, CMDA,
Chennai – 600 008.

2. The Commissioner,
Greater Chennai Corporation, *to carry*
Kabbanisilathur Pandey et al union
Chennai – 600 003
Chennai.

