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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

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**Letter No.C3(S)/12059/2018**

**Dated: .03.2019**

To

**M/s.Shri Rathna Akshaya Estates Pvt. Ltd. &  
Saravana Selvarathnam Retail Pvt. Ltd.,**

No.2, SIDCO Industrial Estate,

Olympia Technology Park,

Guindy, Chennai - 600 032.Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Building consists of Double Basement floor (car parking) + Ground floor + 8<sup>th</sup> floor +9<sup>th</sup> floor part Commercial building (Ground floor to 5<sup>th</sup> floor - Textile show room, 6<sup>th</sup> & 7<sup>th</sup> floor – Theatre, 8<sup>th</sup> & 9<sup>th</sup> floor part – office purpose along with one block Mechanized parking Double Basement + Ground level +1<sup>st</sup> level to 9 level at MMRD Road, Pallavaram , Chennai – 600 044 bearing Old S.Nos 263/1, 2A, 2B, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 264/2, 3, 5A, 6, 270/1, 2, 278/1B, 12B, T.S.No. 39/10-1B, 39/11, 42/1, 16, 2, 43/1, 2, 3, 4, 5, 6, 7, 8, 10, 11A, 11B, 12, 13, 14, 46/2, 46/3, 46/6-3, 46/10-2, Block No. 49, Ward No.D of Zamin Pallavaram Village, Tambaram Taluk, applied by **M/s.Shri Rathna Akshaya Estates Pvt. Ltd. & Saravana Selvarathnam Retail Pvt. Ltd.,** - Remittance of DC & Other Charges – Regarding.

Ref:

1. Planning Permission Application received in the APU No. MSB/ 329/2018, dated 12.07.2018.
2. NOC from AAI in Letter No. CHEN/SOUTH/B/082018/327386, dated 10.09.2018.
3. Minutes of the 243<sup>rd</sup> MSB Panel meeting held on 18.09.2018
4. NOC from IAF in Letter TAM/5218/1/ATC(PC-38/18)), dated 01.11.2018.
5. NOC from DF&RS in Letter R.DIS No.20523/C1/2018, PP NOC No. 04/2019, dated 19.01.2019.
6. Applicant letter dated 29.01.2019 with revised plan.
7. Minutes of the meeting held on 17.04.2014 with Highways and PWD
8. This office letter even No. dated 04.02.2019 addressed to the Government.
9. The Government letter (Ms) No.48, H&UD (UD-1) Dept, dated 07.03.2019.

The Planning Permission Application for the proposed construction of Multistoried Building consists of Double Basement floor (car parking) + Ground floor + 8<sup>th</sup> floor +9<sup>th</sup> floor part Commercial building (Ground floor to 5<sup>th</sup> floor - Textile show room, 6<sup>th</sup> & 7<sup>th</sup> floor



– Theatre, 8<sup>th</sup> & 9<sup>th</sup> floor part – office purpose along with one block Mechanized parking Double Basement + Ground level +1<sup>st</sup> level to 9 level at MMRD Road, Pallavaram , Chennai – 600 044 bearing Old S.Nos 263/1, 2A, 2B, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 264/2, 3, 5A, 6, 270/1, 2, 278/1B, 12B, T.S. No. 39/10-1B, 39/11, 42/1, 16, 2, 43/1, 2, 3, 4, 5, 6, 7, 8, 10, 11A, 11B 12, 13, 14, 46/2, 46/3, 46/6-3, 46/10-2, Block No. 49, Ward No.D of Zamin Pallavaram Village, Tambaram Talukis under process. To process the application you are requested to remit the following by 8 **(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 IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.25,70,000/-</b> (Rupees Twenty Five Lakhs and Seventy Thousand Only)
ii)	Balance Scrutiny fee	<b>Rs.75,000/-</b> ( Rupees Seventy Five Thousand Only)
iii)	Regularisation Charges	<b>Rs.10,25,000/-</b> (Rupees Ten lakhs and Twenty Five Thousand Only)
iv)	Security Deposit for Building	<b>Rs.3,73,25,000/-</b> (Rupees Three Crore Seventy Three Lakhs and Twenty Five Thousand Only)
v)	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
vi)	Security Deposit for STP	<b>Rs.12,20,000/-</b> (Rupees Twelve Lakh and Twenty Thousand Only)
vii)	Infrastructure & Amenities charges	<b>Rs.4,57,75,000/-</b> (Rupees Four Crores Fifty Seven lakhs and Seventy Five Thousand only)
viii)	Shelter Fee	<b>Rs.3,43,31,250/-</b> (Rupees Three Crore Fourty Three Lakhs Thirty One Thousand and Two Hundred Fifty 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 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,

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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, in respect of the payments towards I & A charges an interest at the rate of 15%** per annum the amount due shall be paid for each day beyond the said thirty days up to a period of 90 days and beyond 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 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. 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



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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 the Commissioner, Pallavaram Municipality.

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

1). Revised plan rectifying the following defects.

- i. NOC conditions to be incorporated in the plan.
  - ii. Clear readable text to shown in the plan.
  - iii. Area detail to be tallied with APPAS statement.
  - iv. Refuge area as per DF&RS NOC to be provided.
  - v. Car parking lot size to be shown as per DR.
  - vi. Steps shown near the Generator room at Ground floor to be deleted.
  - vii. Building dimensions to be shown clearly.
  - viii. Cross section along theatre to be furnished.
- 2). NOC from Police (Traffic) to be furnished.
  - 3). Environment clearance to be furnished.
  - 4). NOC from PWD from inundation point of view and to construct the culverts to cross over the channel that bifurcates the site under reference to be furnished and culvert shall be shown approachable to the places where OSR & Transformer are provided.
  - 5). NOC from Revenue, TNPCB & Pallavaram Municipality to be obtained & accordingly conditions to be incorporated in the plan.
  - 6). Design & specification detail for Mechanical car parking from agency concern with certificate for No. of car parking & its feasibility to be furnished.
  - 7). Design sufficiency certificate for STP issued by professional/ Institutional to be furnished.
  - 8). Structural design vetted by PWD to be obtained.
  - 9). OSR area to be gifted through registered gift deed to CMDA.
  - 10). Additional way shall be provided in the north west area to approach the MMRD road from the proposed site under reference.



- 11). Revised plan showing the ramp from MMRD road to the site under reference and based on the revision, the parking shall be rearranged satisfying the rules.
- 12) Conditions stipulated in the DF & RS NOC to be incorporated in the revised plan.
- 13) Applicant should obtain the design from Highways Department and execute the same for accessing the road as per the guideline issued by Highways department along with design. An undertaking to this effect has to be furnished.
- 14) Completion of the construction of the culvert as per design of Highway Department shall be insisted by CMDA before issue of Completion Certificate. An undertaking to this effect has to be furnished.
- 15) 2Nos Display format with final area statement to be furnished.

Yours faithfully,

20/03/19

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For **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

18/3/19

20/3/19

20/3/2019

**Copy to:**

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