

**BY REGISTERED POST WITH ACK.DUE**

From

**The Member-Secretary**

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

To

**M/s. Baashyaam constructions (P)  
Limited,**  
No.87,G.N.Chetty Road  
T.Nagar, Chennai -17.

**Letter No. C3(S)/1374/2016****Dated : 27.03.2016**

Sir,

**Sub:** CMDA – Area Plans Unit – MSB (South) Division - Planning Permission Application for the construction of Basement floor + Stilt floor + 11 Floors - Residential Multi-Storeyed Building with 22 dwelling units at Door No. 39, South Canal Bank Road, Raja Annamalaipuram, Mylapore, Chennai – 28, comprised in R.S.No. 4310/4, Block No. 96 and R.S.No.4569/16, Block No.100 of Mylapore village, Chennai – DC advice Sent – Reg.

- Ref:**
1. Planning Permission Application received in APU No. MSB/2016/000073 dt.25.01.2016.
  2. Agenda and Minutes of 231<sup>st</sup> MSB Panel meeting held on 08.02.2016.
  3. This office letter even No. dt.19.02.2016.
  4. This office letter even No. dt.19.02.2016 addressed to the Government.
  5. Government Letter (Ms) No. 46, H&UD Department dt.29.02.2016.
  6. Traffic Police NOC Letter Rc.No. Tr./License/76/2611/2016 dt.03.03.2016.
  7. Sub-Registrar, Mylapore SRO Letter No. Nil dt.07.03.2016.

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the construction of Basement floor + Stilt floor + 11 Floors - Residential Multi-Storeyed Building with 22 dwelling units at Door No. 39, South Canal Bank Road, Raja Annamalaipuram, Mylapore, Chennai – 28, comprised in R.S.No. 4310/4, Block No. 96 and R.S.No.4569/16, Block No.100 of Mylapore village, Chennai is under process. To process the application further, 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 MSB (South) Division, Area Plans Unit, Chennai Metropolitan Development Authority, Chennai-600008 (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	Balance Amount to be remitted
1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.1,00,000/-</b> (Rupees One lakh only)
2.	Balance Scrutiny Fee	<b>Rs.12,000/-</b> (Rupees Twelve thousand only)

3.	Regularization Charge for unauthorized amalgamation	<b>Rs.1,30,000/-</b> (Rupees One lakh and thirty thousand only)
4.	Open Space Reservation Charge	<b>Rs.14,55,000/-</b> (Rupees Fourteen lakh fifty five thousand only)
5.	Security Deposit (For Building)	<b>Rs.28,70,000/-</b> (Rupees Twenty eight lakh and seventy thousand only)
6.	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Rupees Ten thousand only)
7.	Infrastructure & Amenities Charges	<b>Rs.18,70,000/-</b> (Rupees Eighteen lakh and seventy thousand only)
8.	Premium FSI Charges	<b>Rs.2,77,60,000/-</b> (Rupees Two crore seventy seven lakh and sixty thousand only)

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

Security Deposit is refundable amount 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.

The Security deposit towards building, Sewerage Treatment Plant (STP) / Septic Tank with up flow filter can be accepted in the form of Bank Guarantee also instead of Cash deposit. If the Security Deposit is made by way of Bank Guarantee, the applicant must

- Furnish Bank Guarantee for the Security Deposit amount from any of the National Bank / Scheduled Bank in the format prescribed and
- Must pay interest at 9% for the Security Deposit amount in cash in advance for the Planning Permission validity period (validity for 3 years).
- If Completion Certificate is not obtained and Bank Guarantee is not released, till the applicant obtains Completion Certificate, interest must be collected by the Finance division before release of Bank Guarantee.

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).

- No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- 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, Regularization Charges, OSR Charges & Premium FSI Charge and at the rate of 6% per annum for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.
- Accounts Division shall work out the interest and collect the same along with the charges due.
- 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 in 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.
- 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 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.
- b) Undertaking (in the format prescribed in Annexure-XIV to DR, 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.
  - c) 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.
5. You are also requested to furnish a Demand Draft drawn in favour of the **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board**, Chennai – 600 002, for a sum of **Rs.8,00,000/-** (Rupees Eight lakh 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 Sec.81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB, at the rate as per the reference 13<sup>th</sup> cited.
6. 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.
7. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of The commissioner, Corporation of Chennai, Chennai.
8. An Undertaking to abide the terms and conditions put forth by CMDA / DF&RS / Commissioner of Police (Traffic) / AAI in Rs.20/- Stamp Paper duly notarized has to be furnished.

9. You are also requested to furnish the following :

1) Revised plans rectifying the following drafting defects:

- (i) DG located at setback space is not permissible and hence the same is to be re-located either in Stilt floor or in Basement floor.
- (ii) All set in balconies and Utility are to be re-named as Service verandah provided with 1.0m height parapet wall/handrail and plumbing point.
- (iii) Electrical room is to be re-named as Electrical meter room.
- (iv) UG Sump for Rain water collection & Re-cycled Sullage water are to be provided.
- (v) The height of parapet is to be restricted to 1.0m at Terrace floor.
- (vi) Clear height of Basement floor and Stilt floor are to be mentioned in Cross section plan.
- (vii) As on site dimension and road width are to be shown tallying with inspection plan.
- (viii) Area statement to be corrected as per actual calculation.
- (ix) Sheet numbers are to shown as 1/3, 2/3 and 3/3.

2) NOCs from DF & RS, AAI & IAF. *as well as from PWD.*

3) Approved demolition plan for the existing building.

(x) Transformer yard & security cabin are to be located after leaving min. required setback of 7.20m

(xi) Gym intended for human habitation proposed in Basement floor without ventilation is not permissible.

Yours faithfully,

*OK*  
*22/3/16*  
for **MEMBER-SECRETARY**

*15/03/2016*  
*22/03/2016*  
*22/3/16*

**Copy to:**

1. **The Chief Accounts Officer**

Accounts (Main)  
CMDA, Chennai 600 008.

2. **The Commissioner**

*Greater*  
Corporation of Chennai *Corporation*  
Chennai 600 003.

