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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: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No.C3(S)/14088/2017

Dated: .07.2018

To

M/s. ALTIS VILLE LLP

Power of Attorney for M.Sumitha &

M/s.Sameera Foundations Pvt Ltd Represented by M.Sumitha

502/503,5th Floor,

Prince Tower,College Road,

Nungambakkam,

Chennai – 600 006.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission application is for the revised approval for the construction of **Combined Stilt floor + Combined 1st Floor + Combined 2nd Floor for parking (Block 1 to 3)** and **Block – 1:** 3rd floor to 19th floor (170 Dwelling Units), **Block – 2:** 3rd floor to 19th floor(238 Dwelling Units), **Block – 3:** 3rd floor to 19th floor(170 Dwelling Units) -Totally 578 Dwelling Units & Club House – Ground Floor + 2 Floors, Kundrathur Main Road, Mangadu, Chennai-600119. comprised in Survey No.382(part), 383/1, 383/2, 409(part) of **Mangadu Village** – applied by **M/s. ALTIS VILLE LLP** Power of Attorney for M.Sumitha and M/s. Sameera Foundations Pvt. Ltd. Represented by M.Sumitha- Remittance of DC & Other Charges – Regarding.

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Ref:

1. Planning Permission Application received in the APU No. MSB/689/2017, dated 28.09.2017.
2. Earlier Planning Permission was issued in PP No.C/PP/MSB/42 (A to G)/ 2016; dated 29.7.2016
3. Proposal of Swimming Pool & Kids pool proposed MSB Residential apart. Buildings. NOC in Lr.No. CMWSSB/P&D/EE-I/SP/17(2015-16)/ CMDA/2016 dt.11.04.2016
4. NOC from DF&RS in R.Dis No.18084/C1/2017, PP.NOC No.100/2017, dated 01.12.2017.
5. NOC from AAI in letter no. CHEN/SOUTH/B/112417/263511 Dt.06.12.2017. (Height permitted is 66.40 m)
6. Your letter dated 02.01.2018.
7. Agenda & Minutes of the 239th MSB panel meeting held on 09.01.2018
8. Your letter dated 13.02.2018.



9. Registered Memorandum of Agreement for Upper floor parking
10. NOC from Police(Traffic) in Rc.No.Tr./License/ 1278/27287/ 2017 dated 14.02.2018.
11. This office letter even NO. dated 29.1.2018 & 01.03.2018
12. Your letter dated 05.03.2018.
13. This office letter addressed to Government dated 18.04.2018.
14. Government Letter (Ms.) No.57, dated 17.05.2018

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The Planning Permission application is for the revised approval for the construction of **Combined Stilt floor + Combined 1st Floor + Combined 2nd Floor for parking (Block 1 to 3)** and **Block – 1:** 3rd floor to 19th floor (170 Dwelling Units), **Block – 2:** 3rd floor to 19th floor(238 Dwelling Units), **Block – 3:** 3rd floor to 19th floor(170 Dwelling Units) -Totally 578 Dwelling Units & Club House – Ground Floor + 2 Floors, Kundrathur Main Road, Mangadu, Chennai-600119. comprised in SurveyNo.**382**(part), **383/1**, **383/2**, **409**(part) of Mangadu Village – applied by **M/s. ALTIS VILLE LLP** Power of Attorney for M.Sumitha and M/s. Sameera Foundations Pvt. Ltd. Represented by M.Sumitha is under process. To process the application further, you are requested to remit the following by **06 (Six)** 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 for the proposal	Charges already remitted in earlier approval- File No. C3(S)/13104/2015 (receipt No. B001279 dt.25.05.2016)	Balance amount to be remitted after adjustment of earlier charges
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.14,70,000/- (Rupees Fourteen Lakhs and Seventy thousand Only)	Rs.12,00,000/- (Rupees Twelve Lakhs only)	Rs.2,70,000/- (Rupees Two Lakhs and Seventy thousand only)
2.	Balance Scrutiny fee	Rs.50,000/-(Rupees Fifty thousand only)	Rs.75,000/-(Rupees Seventy five thousand only)	Rs.50,000/- (Rupees Fifty thousand only)
3.	Security Deposit for Building	Rs.2,85,20,000/- (Rupees Two Crores Eighty five Lakhs and Twenty thousand	Rs.2,26,50,000/- (Rupees Two Crores Twenty six Lakhs and Fifty thousand only)	Rs.58,70,000/- (Rupees Fifty eight Lakhs and Seventy

		only)	Bank Guarantee towards Security Deposit for Building issued by HDFC Bank vide B.G.No.004GTO21614 80009 Dated 27.05.2016 valid till 26.05.2019	thousand only)The revised Bank Guarantee to be furnished Rs.2,85,00,000/- (Rupees Two Crores and Eighty five Lakhs only)for the five years validity.
4.	Security Deposit for STP	Rs.6,20,000/- (Rupees Six Lakhs and Twenty thousand only)	Rs.6,00,000/- (Rupees Six Lakhs only)	Rs.20,000/- (Rupees Twenty Thousand only)
5.	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)	Rs.10,000/-(Rupees Ten Thousand only) (Non adjustable)	Rs.10,000/- (Rupees Ten Thousand only)
6.	Regularization charges	Nil	Rs.5,25,000/- (Rupees Five Lakhs and Twenty five thousand only)	Nil
7.	Infrastructure & Amenities charges	Rs.1,91,50,000/- (Rupees One Crore Ninety one Lakhs and Fifty thousand only)	Rs.1,78,00,000/- (Rupees One Crore and Seventy Eight Lakhs only)	Rs.13,50,000/- (Rupees Thirteen Lakhs and Fifty thousand only)
8.	Shelter Fee	Rs.1,43,70,000/- (Rupees One Crore Forty three Lakhs and Seventy thousand only)	Nil	Rs.1,43,70,000/- (Rupees One Crore Forty three Lakhs and Seventy 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 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**, 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 **for amount payable towards I&A charges** 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, 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 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 defects.

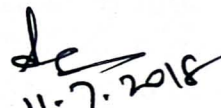
- a) Area detail not tallied with Plan and APPAS report.
 - b) Site boundary as per FMB & as on site to be shown and difference to be distinguished by hatching and setback to be shown from least boundary line.
 - c) Car parking lot size to be shown as per DR & TW parking less by 11 nos.
 - d) Vehicular access not provided as per DR.
 - e) Standby Generator to be provided as per DR
 - f) Transformer room to be provided as per DR
 - g) Distance between block shown properly.
 - h) Sub title(Floor name) shall be mentioned correctly.
 - i) Floor level shall be mentioned correctly in elevation & section.
 - j) Title of the plan needs correction.
 - k) Non FSI room mentioned correctly in all floor plan.
 - l) Details of Sub-station to be furnished.
 - m) Numbering for TW to be mentioned.
 - n) The area of each Dwelling Units varies from 62.79 sq.m. to 101.83 sq.m. and each dwelling units requires one car parking only. Hence the car parking one behind other are not permissible.
 - o) TW parking shown adjoining to staircase lobby is not acceptable.
 - p) OSR dimensions to be shown as per Registered gift deed sketch.
2. NOC from Police (Traffic), IAF & Environment clearance for the revised proposal to be furnished.
 3. Design sufficiency certificate for STP issued by registered professionals/ institutions to be furnished
 4. Registered Memorandum of Agreement for upper floor parking to be furnished.
 5. An undertaking to pay Shelter fee to be obtained, as per G.O. Ms. No.135, dated 21.07.2017

6.) Earlier appd plans with P/G permit ^{and appd letters etc} ~~in original~~ in original should be ~~submitted~~ ~~to original~~

Yours faithfully,


for **PRINCIPAL-SECRETARY/
MEMBER-SECRETARY**


10/7/18


11.7.2018


11/7/18.

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division, CMDA,
Chennai – 600 008.
2. The Commissioner, ~~E.O.,~~ Mangadu T.P
~~Greater Chennai Corporation,~~ Mangadu, Chennai.
~~Chennai – 600 003.~~

