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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)/14626/2018

Dated: .12.2018

To

M/s. Sobha Ltd,

Polyhose Towers, 5th floor, SPIC Annex,

No.88, Mount Road,

Guindy, Chennai – 600 032.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Residential Group Development with 4 Blocks consisting of Combined Stilt floor(Parking) + Combined 1st floor (parking)+ with **Block 1:** 2nd floor to 18th floors (51 Dwellings Units), **Block 2 & 3:** 2nd floor to 17th floor (96 + 96 Dwellings Units), **Block 4:** 2nd floor to 18th floor (68 Dwellings Units), Totally 311 Dwellings Units and Swimming Pool at Ground level in S.No.646, 743/1, 2A1, 2A2, 2A3, 2B, 3A of Sholinganallur village, Chennai- Remittance of DC & Other Charges – Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/405/2018, dated 20.08.2018.
 2. NOC from AAI in letter No. CHEN/SOUTH/B/021618/281641, dated 16.02.2018.
 3. NOC from DF&RS in letter R.Dis.No.2089/3254 /C1/2017, PP.NOC.No.36/2018, dated 22.03.2018.
 4. NOC from PWD in letter no. DB/T5(3)/F-I-001827 Sollinganallur /2018/08.05.2018.
 5. NOC from Traffic Police in letter Rc.No.Tr/License/260 /5678/2018, dated 12.05.2018
 6. Minutes of the 243th MSB Panel meeting held on 18.09.2018
 7. Applicant letter dated 01.10.2018 with revised plan
 8. This office letter even No. dated 04.10.2018 addressed to the Government
 9. Letter No.219425/UD1/2018-1, dated 01.11.2018 received from the Government.
 10. This office letter even No. dated 29.11.2018 addressed to the Government.
 11. Government letter (Ms) No. 171, H&UD dept, dated 14.12.2018.

The Planning Permission Application for the proposed construction of Multistoried Residential Group Development with 4 Blocks consisting of Combined Stilt floor(Parking) +



Combined 1st floor (parking)+ with **Block 1:** 2nd floor to 18th floors (51 Dwellings Units), **Block 2 & 3:** 2nd floor to 17th floor (96 + 96 Dwellings Units), **Block 4:** 2nd floor to 18th floor (68 Dwellings Units), Totally 311 Dwellings Units and Swimming Pool at Ground level in S.No.646, 743/1, 2A1, 2A2, 2A3, 2B, 3A of Sholinganallur village 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 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	Rs.14,90,000/- (Rupees Fourteen Lakhs and Ninty Thousand Only)
ii)	Balance Scrutiny fee	Rs.1,10,000/- (Rupees One Lakh and Ten Thousand only)
iii)	Regularisation Charges	Rs.15,80,000/- (Rupees Fifteen Lakh and Eighty Thousand Only)
iv)	Security Deposit for Building	Rs.2,89,00,000/- (Rupees Two Crore and Eighty Nine Lakhs only)
v)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
vi)	Security Deposit for STP	Rs.3,24,000/- (Rupees Three Lakh and Twenty Four Thousand Only)
vii)	Infrastructure & Amenities charges	Rs.1,91,70,000/- (Rupees One crore Ninty One Lakhs and Seventy Thousand only)
viii)	Shelter Fee	Rs.1,43,77,500/- (Rupees One Crore Forty Three Lakhs Seventy Seven Thousand and Five Hundred 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.



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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, PWD & Environment Clearance 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

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



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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, Greater Chennai corporation.

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

1. Revised plan rectifying the following defects.

- i. Turning radius, Driveway to be shown.
 - ii. Site boundary to be tallied with patta & site.
 - iii. Sunshade/Projection to be deleted.
 - iv. Pump room is not permissible in the basement floor. Basement floor shown in the plan is not warranted and sump and STP details to be shown separately with detail plan.
 - v. Security room size to be restricted to 2.5 X 2.5 X 3m height as per the Development Regulation.
 - vi. Area detail to be tallied with APPAS statement.
 - vii. Floor height from bottom of beam to be restricted to 3.0m at Stilt floor & 1st floor (parking).
 - viii. In and Out movement to be shown in the Ramp and Driveway.
 - ix. Solar photo voltaic 1/3rd terrace area to be shown.
 - x. Bell mouth entry/exit to be shown.
 - xi. Non FSI rooms to be mentioned as per DR.
 - xii. Future development & Link road dimension to be mentioned in the site plan.
 - xiii. Structures in the setback to be shown as per DR
 - xiv. Title needs correction.
 - xv. Height of the building to be shown in the section & elevation.
 - xvi. Combined floor plan for podium level (2nd floor level) to be shown clearly and sheet number to be mentioned correctly.
 - xvii. Ramp length & cross section to be shown.
 - xviii. Unwanted details to be deleted in the site plan.
 - xix. Parapet wall to be mentioned in the upper floor parking plan, elevation & section.
 - xx. Lobby to be deleted in the stilt floor plan.
 - xxi. Set-in balcony to be renamed as service verandah.
 - xxii. Lift entry at open terrace to be closed.
 - xxiii. OHT, Head room & LMR outer dimension to be mentioned in the terrace floor plan.
 - xxiv. Setback to be shown from maximum projection of building and setback to be shown all blocks.
 - xxv. NOC conditions to be incorporated in the plan & Filling details as per PWD recommendations to be shown along with existing ground level, formed ground level and total height of the building including lighting arrester to be shown from existing ground level and to be satisfies with AAI NOC.
 - xxvi. 24m height DG rack is not permissible in the setback
2. Registered memorandum of upper floor parking to be furnished.
 3. Required OSR area & link road to be gifted through registered gift deed and registered gift deed document No. to be mentioned in the site plan.
 4. NOC from IAF to be furnished.
 5. Environment clearance for the proposed development to be furnished.

6. NOC for swimming pool from executive authority to be obtained before applying the Completion Certificate. To this effect an undertaking to be furnished.
7. Design sufficiency certificate for STP from registered professional / Institution to be furnished.
8. Structural design to be vetted by PWD to be furnished.
9. 3.83Ac purchased by M/s. Nuziveedu seeds ltd in S.No.743/3 in sale deed document No.5852/2004. Wherein patta furnished for S.No. 743/3A measuring for an extent of 1.26AC (5100sqmt). This requires clarification with supportive documents.

Yours faithfully,

For **PRINCIPLE SECRETARY/
MEMBER SECRETARY**

Copy to:

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