

379



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.C3(S)/17851/2018**

**Dated: .03.2019**

To

**M/s.Landmark Housing Projects (India)Private Ltd.,**

(Rep.by its Director Mr.T.Udayakumar)

No. 27, Saravana Street,

T. Nagar, Chennai – 600 017.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Building of 4 Blocks consists of Combined Basement Floor + Combined Stilt Floor + Combined First Floor with coffee shops, Ladies & Gents change room, Games room, Gym, Pharmacy, Library, Quiet Games room, Multipurpose Hall and Swimming Pool and 19 dwelling units, **Block-1:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 144 dwelling units, **Block-2:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 144 dwelling units, **Block-3:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 144 dwelling units **Block-4:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 106 dwelling units Residential building **totaling with 557 dwelling units** at (as per patta) S.No.50/1, 51/1A5, 51/1A6, 51/1A7, 51/1B1D2, 51/20, 51/1B1D1, 51/1C1A2, 51/1C1C and 51/22 (as per document) Plot No.3(pt) in S.No.51/1B1(pt), Plot No.4 in S.No.51/1B1,Plot No.4a & 4b in S.No.51/1A (New S.No.51/1A1D pt), PlotNo.5a & 5b in S.No.51/1A &50,(New S.No.51/1A1D(part)), Plot No.9 in S.No.51/1C1 of Seevaram Village, Corporation Road, Perungudi, Chennai- Remittance of DC & Other Charges – Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/493/2018, dated 01.10.2018.
  2. Earlier Planning Permission was issued in PP No.C/PP/MSB/14 A to J/2018 dated: 23.04.2018 Permit No.11902 in this office letter No.C3(S)/8561/2014 dt.23.04.2018.
  3. NOC from IAF in Letter TAM/5218/1/ATC(PC-23)/18) dated:24.05.2018
  4. NOC from AAI in Letter No. AAI/SR/NOC/RHQ dt. 06.05.2014
  5. NOC from CMWSSB for Swimming Pool in Lr. No.CMWSSB/P&D/EE-I/ SP/ 2 (2014-15)/ 2014 Dt. 05.06.2014
  6. NOC from CMWSSB for STPI in Lr. No. CMWSSB/P&D/EE-I/STP/17 (2014-15)/ 2014 Dt. 05.08.2014
  7. Environment Clearance issued by SEIAA in Letter No. SEIAA-TN/F-2553/ EC(8a) / 346/2014 Dt: 03.12.2014



8. NOC from Police (Traffic) in RC. No. Tr./License/1353/28840/14 dated 15.12.2014
9. Agenda & Minutes of the 245<sup>rd</sup> MSB Panel meeting held on 20.11.2018
10. This office letter even No. dated 26.11.2018 addressed to applicant.
11. NOC from DF&RS in Letter R.DIS No.19091/C1/2018, PP NOC No. 05/2019, dated 22.01.2019.
12. Applicant letter dated 23.01.2019 along with revised plan.
13. This office letter even No. dated 05.02.2019 addressed to the Government.
14. The Government letter (Ms) No.49 H&UD (UD 1) dept., dated 07.03.2019.
15. This office letter even No, dated 12.03.2019 addressed to the SRO, Neelankarai.
16. SRO, Neelankarai in letter No.132/2019, dated 13.03.2019.

The Planning Permission Application for the proposed construction of Multistoried Building of 4 Blocks consists of Combined Basement Floor + Combined Stilt Floor + Combined First Floor with coffee shops, Ladies & Gents change room, Games room, Gym, Pharmacy, Library, Quiet Games room, Multipurpose Hall and Swimming Pool and 19 dwelling units, **Block-1:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 144 dwelling units, **Block-2:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 144 dwelling units, **Block-3:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 144 dwelling units **Block-4:** 2<sup>nd</sup> floor to 19<sup>th</sup> floor with 106 dwelling units Residential building **totaling with 557 dwelling units** at (as per patta) S.No.50/1, 51/1A5, 51/1A6, 51/1A7, 51/1B1D2, 51/20, 51/1B1D1, 51/1C1A2, 51/1C1C and 51/22 (as per document) Plot No.3(pt) in S.No.51/1B1(pt), Plot No.4 in S.No.51/1B1, Plot No.4a & 4b in S.No.51/1A (New S.No.51/1A1D pt), Plot No.5a & 5b in S.No.51/1A & 50, (New S.No.51/1A1D(part)), Plot No.9 in S.No.51/1C1 of Seevaram Village, Corporation Road, Perungudi, Chennai is 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	charges remitted for the approval receipt dated.	for Earlier in No.	Balance charge
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.16,50,000/-	Rs.11,00,000/- Receipt No. B005862, dated 23.10.2017	No.	<b>Rs.5,50,000/-</b> (Rupees Five Lakhs and fifty Thousand Only)

391

ii)	Balance Scrutiny fee			<b>Rs.1,50,000/-</b> (Rupees One Lakh and fifty Thousand only)
iii)	Regularisation Charges	Rs.1,80,000/-	Rs.1,80,000/- Receipt No. B005862, dated 23.10.2017	Nil
iv)	Security Deposit for Building	Rs.3,27,90,000/-	Rs.2,53,60,00/- Receipt No. B005862, dated 23.10.2017	<b>Rs.74,30,000/-</b> (Rupees Seventy Four lakh and Thirty Thousand only)
v)	Security Deposit for Display Board	-	-	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
vi)	Infrastructure & Amenities charges	-	Rs.1,66,50,000/- Receipt No. B005862, dated 23.10.2017 Residential area: 41994.79sqmt Commercial area: 1135.49 sqmt	<b>Rs.65,50,000/-</b> (Rupees Sixty Five lakh and Fifty Thousand only)
vii)	Shelter Fee	-	-	<b>Rs.49,12,500/-</b> (Rupees Forty Nine Lakhs Twelve Thousand and Five Hundred Only)
viii)	Premium FSI Charges	Rs.5,19,50,000/- (Rupees Five Crore Nineteen Lakh and Fifty Thousand Only)		<b>Rs.5,19,50,000/-</b> (Rupees Five Crore Nineteen Lakh and Fifty Thousand Only)
	Infrastructure Development charge	Rs.1,21,30,000/-	Rs.85,00,000/-	<b>Rs.36,30,000/-</b> (Rupees Thirty Six Lakh and Thirty 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, 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



353

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, Environment Clearance in Rs.20/- Stamp Paper duly notarized.

5. You are also requested to furnish a Demand Draft drawn in favor of **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)**, Chennai – 600 002, for a sum of **Rs.36,30,000/-** (Rupees Thirty Six Lakh and Thirty Thousand 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 Section 81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB



Resolution No.416/98, and CMWSSB / S.E (Co-ord & MIS) / Regn / 015 / 2014 dated 05.02.2014 CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.

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, Greater Chennai Corporation.
8. You are also requested to furnish the following particulars:
  1. Revised plan rectifying the following defects.
    - i. NOC conditions to be complied in the plan.
    - ii. Area statement to be tallied with APPAS.
    - iii. In the swimming pool 3.0m wide deck slab to be shown.
    - iv. The height of parapet wall shown in the plan is 1.2m against 1.00m allowed. (Block 4).
  - 2 Structural drawings vetted by PWD to be furnished.
  - 3 Earlier CMDA approved plan, permit & Final approval letter (original) to be surrendered
  - 4 The space for the Sub-Station as required by TNEB shall be handed over to TNEB and for this effect the concurrence from TNEB to be furnished.
  - 5 NOC from Executive authority is to be obtained for swimming pool before applying the Completion certificate and conditions of G.O.(MS). No. 97 MAWS Department dated 07.07.2015 has to be adhered and to be incorporated in the plan. To this effect an undertaking to be obtained

Yours faithfully,

For **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

**Copy to:**

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

