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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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Web site: www.cmdachennai.gov.in

Letter No.C3(S)/18593/2017

Dated: 29.03.2019

To
M/s. Perungudi Real Estate Pvt.Ltd,
5/142, Rajiv Gandhi Salai(OMR),
Perungudi,
Chennai - 600 096.



Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower- A1- 1st Floor to 25 Floors + 26th Floor (part) – Residential Building (149 Dwelling Units): Tower – A2 : 1st Floor to 25 Floors + 26th Floor (part)– Residential Building (149 Dwelling Units): TOWER- A3: 1st Floor to 12 Floors + 13th Floor (part) –Service Apartments (60 Dwelling Units) with Swimming pool & Tower A4 (Club House) : 1st Floor to 3 Floors with Swimming pool – (Totally 358 Dwelling Units) at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai - 600 096 Comprised in Survey No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District, Greater Chennai Corporation, Zone – XIV, Division – 185. applied by **M/s.Perungudi Real Estates Pvt.Ltd.**,- Remittance of DC & Other Charges- Requested – Regarding.**

- Ref:
1. Planning Permission Application received in the APU No. MSBS/102/2017, dated 28.12.2017.
 2. NOC from DF&RS in R.Dis.No.5473/C1/2017, PP.NOC. No.33/2017 dated 03.05.2017.
 3. NOC from AAI for Tower-A1 in letter No. CHEN/SOUTH/B/071516/151716;dated 28.07.2016.(Permitted height 130.97m – 6m = 124.97m)
 4. NOC from AAI for Tower-A2 in letter No. CHEN/SOUTH/B/071516/151717;dated 28.07.2016.(Permitted height 131.30m – 6m : 125.30m)
 5. NOC from AAI for Tower-A3 in letter No. CHEN/SOUTH/B/071516/151719;dated28.07.2016.(Permitted height 130.61m – 6m = 124.61m)
 6. NOC from IAF in TC/14758/2/ATC(PC-591) dated 07.09.2017. (Permitted height 130.00m – 6m = 124.00m)

3/4/19
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7. Minutes of the Special Sanction committee meeting held on 06.03.2018
8. Applicant letter dated 06.04.2018 & 10.04.2018.
9. Minutes of 240th MSB panel meeting held on 19.04.2018.
10. This office letter dated.02.05.2018 addressed to the applicant.
11. Applicant letter dated 24.05.2018.
12. Environmental clearance from Department of SEIAA in Letter No.SEIAA/TN/F.6417/2017/EC/8(a)/580/2018dated 11.06.2018 for 424 D.U's and Club house with swimming pool.
13. Applicant letter dated 29.06.2018 & 16.07.2018
14. NOC from Police(Traffic) in Rc.No.Tr.License/ 657/ 14940/2018 dated 13.07.2018 for 384 D.U's
15. This office letter addressed to Government dated.20.07.2018
16. Government letter No. 17676/UDI/2018-1, H&UD dept, dated 11.09.2018.
17. Applicant letter dated 26.11.2018 & 30.01.2019
18. NOC from DF&RS in R.Dis.No.21781/C1/2018, PP.NOC. No.06/2019 dated 24.01.2019
19. This office letter dated 13.02.2019 addressed to the Government.
20. Government letter(Ms) No.53, H&UD dept., dated 08.03.2019
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Planning Permission Application for the proposed construction of **Combined Double Basement Floors + Combined Stilt Floor (Part) cum Ground Floor (Part) + Tower- A1**– 1st Floor to 25 Floors + 26th Floor (part) – Residential Building (149 Dwelling Units): **Tower – A2** : 1st Floor to 25 Floors + 26th Floor (part)– Residential Building (149 Dwelling Units): **TOWER- A3**: 1st Floor to 12 Floors + 13th Floor (part) – Service Apartments (60 Dwelling Units) with Swimming pool & **Tower A4** (Club House) : 1st Floor to 3 Floors with Swimming pool – **(Totally 358 Dwelling Units)** at 5/142, Rajiv Gandhi Salai (OMR), Perungudi, Chennai - 600 096 Comprised in Survey No.134/4A1 & 134/5A of Palavakkam Village, Sholinganallur Taluk, Kancheepuram District, Greater Chennai Corporation, Zone – XIV, Division – 185. Applied by **M/s.Perungudi Real Estates Pvt.Ltd.**, - is under process. To process the application further, you are requested to remit the following by **07 (Seven)** 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 Indus Ind Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl.No	Charges/Fees/Deposits	Total Amount
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.13,90,000/- (Rupees Thirteen Lakhs and Ninety Thousand Only)
2.	Balance Scrutiny fee	Rs.1,00,000/- (Rupees one Lakh only)
3.	Regularization Charges	Rs.15,20,000/- (Rupees Fifteen Lakhs and Twenty thousand only)
4.	Security Deposit for Building	Rs.3,21,20,000/- (Rupees Three Crores Twenty one Lakhs and Twenty thousand only)
5.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
6.	Security Deposit for STP	Rs.4,10,000/- (Rupees Four Lakhs and Ten thousand only)
7.	Infrastructure & Amenities charges	Rs.1,97,50,000/- (Rupees One Crore Ninety seven Lakhs and Fifty thousand only)
8.	Shelter Fee	Rs.1,48,20,000/- (Rupees One Crore Forty eight Lakhs and Twenty 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 for Building only 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 and in respect of the payments towards I & A charges due, shall attract** an interest 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 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 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.

- i. Ramp to podium shown in the site plan is not feasible due to difference in elevation.
- ii. Stilt floor (Part) & Ground floor (Part) & profile of the block with clear dimension is not clearly shown in the site plan.
- iii. Driveway around the building with different elevation which is more than permissible limit of 1.0m.

- iv. Levels has to be shown from EGL & FGL and EGL to be shown as+ 0.00 and most filling 1.00m as per DR2(24)
 - v. Area statement not tallies with Plan statement & APPAS report.
 - vi. Setback measurements to be shown on all crucial points from the upper floor projections properly.
 - vii. Entry to STP from basement 2 to be closed.
 - viii. Purpose of providing de sump in Basement 2 to be furnished.
 - ix. Double height of lumber room to be shown in the plan (BF 1 & BF2)
 - x. Section along the ramp to be shown for Physically challenged at first floor level.
 - xi. Sloping Gradient not steeper than 1: 8.
 - xii. Ground floor plan to be given separately.
 - xiii. Distance between the blocks to be shown clearly.
 - xiv. Double height of Pump room shown in the Basement floor to be shown clearly.
 - xv. Title/ sub title of the plan needs correction.
 - xvi. Section along the Ramp to be shown.
 - xvii. Stilt floor height up to the bottom of the beam to be shown in all the cross sections.
 - xviii. The existing HSD yard to the adjacent approved site, the proposed open Transformer yard on Northern West located. Hence Transformer yard to be relocated at appropriate place
 - xix. Gas bank to be relocated to avoid setback.
 - xx. Double height of Pump room shown in the Basement floor to be shown clearly.
 - xxi. Pump room proposed in the Basement floor is not permissible.
 - xxii. Total height of the building to be shown including the Lightning Arrester and aviation lamp.
 - xxiii. Non FSI area proposed in all the floor plans to be shown as per D.R and tallying with APPAS drawing.
 - xxiv. Sectional details for the Swimming Pool to be given as per the standards and NOC to be obtained from appropriate authority to be furnished.
 - xxv. Solid waste storage provision to be shown in the plan along with detail drawing.
 - xxvi. The clear height of stilt floor and Basement floor to be shown in the section.
 - xxvii. Sump provided adjacent to the basement floor to be shown separately.
 - xxviii. The unwanted line/ column shown in the plan to be removed.
 - xxix. Caretaker room to be renamed as Security room near the gate as per DR requirements.
 - xxx. Section along the pergola to be shown.
 - xxxi. Ground level to be shown in the section and elevation.
 - xxxii. Drinking / Domestic, Sullage water recycling sump not shown in the plan.
 - xxxiii. The scale of drawing shall be given in 1:100.
 - xxxiv. In the Combined basement Floor 1 & 2 at North western side extended columns/walls shown are not permissible.
 - xxxv. Solid waste storage provision to be shown in the plan along with detail drawing.
 - xxxvi. Refuge area to be provided as per the NOC issued by DF&RS.
2. Sectional details for the Swimming Pool to be given as per the standards and NOC to be obtained from appropriate authority to be furnished.
 3. OSR area to be gifted through registered gift deed in prescribed format.

4. The design sufficiency certificate for STP issued by registered professionals/ institutions in this area to be furnished.
5. Structural design vetted by PWD to be obtained before issue of Planning permission.
6. Space left for Road widening for the Church road has to be gifted through registered gift deed.

o/c

Yours faithfully,

g/h *29/03/19*
 for **PRINCIPAL-SECRETARY/
 MEMBER-SECRETARY**

D *26/3/19* *h* *29/3/19* *D* *29/3/19*

Copy to:

1. The Senior Accounts Officer,
Accounts (Main) Division, CMDA,
Chennai – 600 008.
2. The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003