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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)/3448/2017

Dated: 09.2017

To

M/s.Perungudi Real Estates Private Limited

No.110, Old SRP Tools, Rajiv Gandhi Salai (Old Mahabalipuram Road), Thiruvanmiyur,
Chennai – 600 041.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the construction of **Combined Triple Basement floors + Combined Stilt floor(Part) cum Ground floor (Part)** with Retail shop area, Reception, AHU Room & Generator room + **Tower – I** : 1st floor to 27th floor + 28th floor (Part) – IT/ITES Building; **Tower – II** : 1st floor to 19th floor + 20th floor (Part) + 21st floor (Part) – IT/ITES Building; **Tower – III** : 1st floor to 7th floor - Guest Rooms, Cafeteria, Meeting Rooms, Utility area & **Tower – IV** : 1st floor & 2nd floor – Food Court at Door No. 5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road), Perungudi at Survey No. **134/1A2A & 134/2A1** of **Palavakkam village**, , Sholinganallur Taluk, Kanchipuram District, Chennai – 600 096 – DC advice Sent – Reg.

- Ref:**
1. Planning Permission Application received in APU No. MSB/2017/000136 dt.09.03.2017.
 2. AAI NOC Letter NOC ID : CHEN/SOUTH/B/071516/151492 dt.28.07.2016 valid upto 27.07.2021 – Tower 1 (Permitted Height : 124.94m)
 3. AAI NOC Letter NOC ID : CHEN/SOUTH/B/071516/151493 dt.28.07.2016 valid upto 27.07.2021 – Tower 2 (Permitted Height : 125.14m)
 4. AAI NOC Letter NOC ID : CHEN/SOUTH/B/071516/151495 dt.28.07.2016 valid upto 27.07.2021 – Tower 3 (Permitted Height : 124.52m)
 5. DF&RS NOC Letter R.Dis. No. 21082/C1/2016 PP.NOC.No. 06/2017 dt.17.02.2017.
 6. ELCOT NOC Letter Ref No. ELCOT/ITP&D/FSI-Perungudi/1185/2017 dt.14.03.2017.
 7. SEZ Notification issued by Government of India, Ministry of Commerce & Industry (Department of Commerce) in S.O. 1091 (E) dt.31.03.2017.
 8. Agenda & Minutes of 236th MSB Panel meeting held on 31.05.2017.
 9. This office letter even No. dt.02.06.2017 addressed to the Government.
 10. Your letter dt.11.08.2017
 11. Environmental Clearance Letter No. SEIAA/TN/F.5708/EC/ 8(b)/514/2016 dt.20.05.2017.
 12. This office letter even No. dt.28.08.2017 addressed to the Sub-Registrar, Neelangari SRO



13. The Sub-Registrar, Neelangarai SRO letter No. 423(2)/2017 dt.30.08.2017.
14. Applicant letter dt.12.09.2017.
15. IAF NOC Letter No. TC/14758/2/ATC (PC-592) dt.07.09.2017.
16. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dt.16.05.2017.
17. G.O.(Ms) No. 135, H&UD (SC1-2) Department dt.21.07.2017.

The Planning Permission Application received in the reference 1st cited for the construction **Combined Triple Basement floors + Combined Stilt floor(Part) cum Ground floor (Part)** with Retail shop area, Reception, AHU Room & Generator room + **Tower – I** : 1st floor to 27th floor + 28th floor (Part) – IT/ITES Building; **Tower – II** : 1st floor to 19th floor + 20th floor (Part) + 21st floor (Part) – IT/ITES Building; **Tower – III** : 1st floor to 7th floor - Guest Rooms, Cafeteria, Meeting Rooms, Utility area & and **Tower – IV** : 1st floor & 2nd floor – Food Court at Door No. 5/142, Rajiv Gandhi Salai (Old Mahabalipuram Road), Perungudi at Survey No. **134/1A2A** & **134/2A1** of **Palavakkam village**, , Sholinganallur Taluk, Kanchipuram District, Chennai was examined. To process the application further, you are requested to remit the following by **9 (Nine)** 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	Rs.90,25,000/- (Rupees Ninety lakh and twenty five thousand only)
2.	Balance Scrutiny Fee	Nil
3.	Regularization Charge for unauthorized amalgamation	Rs.32,25,000/- (Rupees Thirty two lakh and twenty five thousand only)
4.	Open Space Reservation Charge	Nil
5.	Security Deposit (For Building)	Rs.10,60,00,000/- (Rupees Ten crore and sixty lakh only)
6.	Security Deposit for STP	Rs.53,25,000/- (Rupees Fifty three lakh and twenty five thousand only)
7.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
8.	Infrastructure & Amenities Charges	Rs.12,03,50,000/- (Rupees Twelve crore three lakh and fifty thousand only)
9.	Shelter Fee	Rs.9,03,00,000/- (Rupees Nine crore and three lakh only)
10.	Premium FSI Charge	Nil
11.	Caution Deposit	Rs.24,70,00,000/- (Rupees Twenty four crore and seventy lakh only)
12.	Flag Day Contribution (by cash or DD)	Rs.500/- (Rupees Five hundred)



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, Regularization Charges, OSR Charges & Premium FSI Charge.**
 - iii) Infrastructure & Amenities Charges shall be paid by the applicant within 30 days from the date of receipt of this demand letter failing which in addition to the Infrastructure & Amenities Charges due an interest at the rate of 15% per annum for the amount due shall be paid for each day beyond the said thirty days upto 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. *"Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order issued in the reference 14th cited".*
 - iv) Accounts Division shall work out the interest and collect the same along with the charges due.
 - v) No interest is collectable for security deposit.
 - vi) 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.
 - vii) 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 application, 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. 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 The commissioner, Corporation of Chennai, Chennai.



7. 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.

8. **You are also requested to furnish the following :**

- 1) Revised Plans rectifying the following drafting defects:
 - (i) Boundary as per FMB & as on Site measurement requires correction. The Boundary as per site & FMB are to be properly superimposed and the difference portion to be distinguished with proper hatching.
 - (ii) Levels to be properly mentioned with reference to the existing Road.
 - (iii) Car & TW parking reserved for Physically challenged persons are to be properly mentioned and parking reserved for Physically challenged persons are to be provided in the Surface.
 - (iv) Dimensions on all the sides and diagonal measurements for OSR area to be mentioned. Also the area of the OSR area to be mentioned.
 - (v) Setback at crucial points are to be mentioned. Setback from Basement line and Tower building are to be mentioned in the site plan.
 - (vi) Car parking lots are to be re-arranged satisfying DR.
 - (vii) Building dimensions are to be mentioned in the site plan.
 - (viii) Details of Mechanized car parking to be shown.
 - (ix) Proposal title and area statement requires correction.
 - (x) Total height of the building to be mentioned including 1.00m height Lightning Arrester.
 - (xi) OHTs for Domestic water, Fire fighting, Sullage water recycle and Rain water harvesting are to be provided.
- 2) Planning Permission Application to be signed by the Structural Engineer with Local address and Class – I Registration from the Greater Chennai Corporation.
- 3) With reference to the residuary plot details furnished by the applicant, the difference between original parent extent and present site extent (Site under reference & Residuary Plot) after excluding the lands acquired by Highways Department is about 0.86 Acres (3480.29 Sq.m.) and the same requires clarification.

Yours faithfully,

for **MEMBER-SECRETARY**

Copy to:

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

