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	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b> Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a> Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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Letter No. C3(S)/680/2019

Dated: 23 .12.2019

To

The **Executive Engineer & ADO TNHB,**  
CIT Nagar Redevelopment Works Division,  
TNHB, EGMORE,  
Chennai – 600 008.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of High Rise Residential Group Development building consisting of 9 Towers, **Tower 1-** (Type B1) Stilt + 19 floors -114 Dwelling units, **Tower 2-** (Type A) Stilt + 19 floors -114 Dwelling units, **Tower 3,4,5-**( Type B2) Stilt + 19 floors - 152 Dwelling units each, **Tower 6,7, 8-** (Type C) Stilt + 19 floors - 190 Dwelling units each, **Tower 9-** (Type C1) Stilt + 19 floors -133 Dwelling units (**Totally 1387 dwelling units**) at Todhunter Nagar, Chennai – 600 015. Comprised in T.S.No.1 & 4 pt. in Block 22 and T.S.No.1 in Block 30 of Government farm Village, Guindy Taluk, Chennai applied by **The Executive Engineer & ADO, TNHB** – Remittance of DC & Other Charges - Advice sent - Reg.

Ref: 1) Planning Permission Application received in the SBC No. MSB/S/680/2019, dated 16.08.2019.

- 2) Agenda & Minutes of the 253<sup>rd</sup> MSB Panel Meeting held on 13.09.2019.
- 3) NOC from AAI in letter CHEN/SOUTH/B/080118/325368 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type A.
- 4) NOC from AAI in letter CHEN/SOUTH/B/080118/325370, 325371, 325372 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type B.
- 5) NOC from AAI in letter CHEN/SOUTH/B/080318/325963 dated 20.08.2018 valid upto 19.08.2026.(AMSL – 9m, Top Elevation – 75m) Type B1.



- 6) NOC from AAI in letter CHEN/SOUTH/B/080118/325373, 325374, 325375 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type C.
- 7) NOC from AAI in letter CHEN/SOUTH/B/080218/325377 dated 20.08.2018 valid upto 19.08.2026. (AMSL – 9m, Top Elevation – 75m) Type C1 - Tower 9.
- 8) Copy of NOC from DF&RS in letter R.Dis No.13694/C1/2018, PP.NOC.No 131/2018 dated 05.10.2018.
- 9) NOC from IAF in letter TAM/5218/1/ATC (PC – 47/18) dated 11.01.2019.
- 10) Executive Engineer & ADO, TNHB letter No. CIT/PLG/1125/2016 dated 04.09.2019.
- 11) This office letter even No. dated 25.09.2019.
- 12) Executive Engineer & ADO, TNHB letter CIT/PLG/1935/2018 dated 08.11.2019 with revised plan.
- 13) Government letter No.22901/HB5(2)/2019-1 dated 11.11.2019 enclosing the copy of TNHB letter No. PP1/18196/2018 dated 05.11.2019.
- 14) NOC from Police (Traffic) in letter Rc.No.Tr./License/784/23306/2019 dated 09.11.2019.
- 15) This office letter even No. dated 14.11.2019 addressed to the Government
- 16) The Government letter (Ms) No.186, H&UD (UD1(1)) dept, dated 20.11.2019.
- 17) This office letter even No. dated 12.12.2019 addressed to the SRO, Chennai South Joint I,Guindy.
- 18) Letter received from SRO, Chennai South Joint I,Guindy in Lr.No.351/ORB/2019 dated 13.12.2019.

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The Planning Permission Application for the proposed construction of High Rise Residential Group Development building consisting of 9 Towers, **Tower 1-** (Type B1) Stilt + 19 floors -114 Dwelling units, **Tower 2-** (Type A) Stilt + 19 floors -114 Dwelling units, **Tower 3,4,5-**( Type B2) Stilt + 19 floors - 152 Dwelling units each, **Tower 6,7, 8-** (Type C) Stilt + 19 floors - 190 Dwelling units each, **Tower 9-** (Type C1) Stilt + 19 floors -133 Dwelling units (**Totally 1387 dwelling units**) at Todhunter Nagar, Chennai – 600 015. Comprised in T.S.No.1 & 4 pt. in Block 22 and T.S.No.1 in Block 30 of Government farm Village, Guindy Taluk, Chennai applied by **The Executive Engineer & ADO, TNHB** is under process. To process the application further, you are requested to remit the following

by **Six (6)** 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):

<b>Sl. No.</b>	<b>Charges</b>	<b>Amount to be remitted</b>
i.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.15,25,000/-</b> (Rupees Fifteen Lakhs and Twenty five Thousand only)
ii.	Balance Scrutiny Fee	<b>Rs.75,000/-</b> (Rupees Seventy five Thousand Only)
iii.	Regularisation charge for land	<b>Rs.20,20,000/-</b> (Rupees Twenty Lakhs and Twenty Thousand only)
iv.	OSR charges	<b>- Nil-</b>
v.	IDC payable to MD, CMWSSB	<b>Rs.1,79,70,000/-</b> (Rupees One Crore Seventy nine Lakhs and Seventy Thousand only)
vi.	Infrastructure & Amenities Charges	<b>Rs.3,82,20,000/-</b> (Rupees Three Crores Eighty Two Lakhs and Twenty thousand only)
vii.	Shelter Fee	<b>Rs.3,89,30,000/-</b> (Rupees Three Crores Eighty Nine lakhs and Thirty Thousand only)
viii.	Premium FSI charges	<b>Rs.11,24,70,000/-</b> (Rupees Eleven Crores twenty four Lakhs and Seventy thousand only)

2. You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

3. Security Deposit amounts is refundable 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.

4. 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.

5. a) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice for such payment.
- b) Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges.
- c) Infrastructure and 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 and 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 30 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.
- d) Accounts Division shall work out the interest and collect the same along with the charges due.
- e) No interest is collectable for security deposit.
- f) 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.
- g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

6. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

7. 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 TNCD&BR – 2019 :-
- 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.




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- ii) In cases of High Rise Building, Registered Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) and Registered Quality Auditor (RQA) shall be associated with the construction work till it is completed.
- iii) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- iv) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.
- v) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.
- vi) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of CMDA.
- vii) The owner or developer shall submit an application to CMDA in the first stage after completion of work up to plinth level requesting for issue of order for continuance of work.
- viii) The owner or developer through the registered professional shall submit to the designated officer of CMDA a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided.
- ix) If the services of the Registered Architect or Engineer on record are terminated he shall immediately inform CMDA about his termination and the stage of work at which his services have been terminated. The Registered Architect or Engineer appointed as replacement of the preceding Registered Architect or Engineer shall inform about his appointment on the job and inform CMDA of any deviation that might

have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.

- x) The Registered Architect or Engineer appointed shall inform CMDA immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
- xi) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) or Registered Quality Auditor (QA) is changed, he shall intimate to CMDA by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.
- xii) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) or Registered Quality Auditor (QA) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA.
- xiii) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in TNCDBR Annexure - XXIII.

- xiv) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.
- xv) a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.  
b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.  
c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- xx) 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.

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- xxi) The new building should have mosquito proof overhead tanks and wells.
  - xxii) The sanction will be revoked, if the conditions mentioned above are not complied with.
  - xxiii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- b) Details of the proposed development duly filled in the format enclosed for display at the site.
  - c) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI & IAF in Rs.20/- Stamp Paper duly notarized.

8. You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Chennai – 600 002, for a sum of Rs.1,79,70,000/- (Rupees One Crore Seventy Nine Lakhs and Seventy 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 on behalf of CMWSSB and transfer the same to CMWSSB.

9. 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 TNCB&DR - 2019, 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.

10. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the Commissioner, Greater Chennai corporation.





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

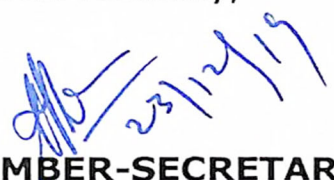
- i. Bell mouth entry/exit to be provided for both entry & exit gates.
  - ii. Title and sub title of the plan needs correction.
  - iii. Abutting road width as on site to be shown in the site plan.
  - iv. Status of the abutting road wherein entry/exit shown to be furnished.
  - v. Setback to be shown at all crucial points at each blocks
  - vi. Area statement mentioned in the plan to be tallied with report.
  - vii. In Block A height of the building to be restricted to 60.00m
  - viii. All the NOC conditions to be incorporated in the plan.
  - ix. Terrace floor plan for Block-d and the total height to be shown for Block-D
2. NOC from CMRL and Environmental clearance to be furnished for the proposal.
  3. Architect Registration No. issued by CMDA and Certificate to be furnished.
  4. Subdivision details for the total extent of 14.16.50 Hec to be furnished. (Approved layout of TNHB, however details to be given).
  5. The mechanized parking has to be rearranged with satisfies the setback requirement as TNCD&BR rule and service provider has to be given with parking plan duly signed.
  6. For swimming pool 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 NOC from Executive authority to be obtained before applying the Completion certificate. To this effect an undertaking to be obtained.
  7. Structural design vetted by the Anna university / IIT to be furnished.

8. CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate.
9. TNHB has to provide space not less than 1050 Sq.m. for EB Sub Station as requested by TANGEDCO.

Yours faithfully,

o/c

for **MEMBER-SECRETARY**

  
19/12/19      23/12/19      23/12/19

Copy to:

1. The Senior Accounts Officer,  
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner  
Greater Chennai corporation.