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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Chennai - 600 008

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Letter No. C3(S)/703/2016

Dated : .04.2017

To

Thiru.B.Ragavendra Reddy (GPA) &

Thiru.A.S.Rasheed and Tmt.M.Hijabunissa.

B.S.R. Janus, New No. 28, Tank Bund Road, 2nd Floor
Nungambakkam, Chennai – 600 034.

Sir,

Sub: CMDA – Area Plans Unit - MSB Division – Planning Permission Application for the revision to the earlier approved plan for the construction of Double Basement floor + Stilt floor + 1st floor to 6th floor – Shopping Mall & Multiplex theatres at Survey No. **69/5A1, 5A2, 6A1, 6A2 of Okkiyam Thoraipakkam village**, MMRD Road & Old Mahabalipuram Road, Chennai – Remittance of DC and other charges – Requested - Reg.

- Ref: 1. Planning Permission Application received in APU No. MSB/2016/000014 dt.06.01.2016.
2. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB-IT/56 A to J/2010, Permit No. 5913 vide file No. C3/5427/2009 dt.17.08.2010
3. Earlier Planning Permission issued in Planning Permission No. C/PP/MSB_IT/63 A to N/2012 dt.09.10.2012, Permit No. 7140 vide File No. C3/4432/2011 dt.09.10.2012.
4. AAI NOC Letter Ref No. AAI/SR/NOC/RHQ Case No. MM 094/2011 dt.31.01.2011.
5. CMWSSB NOC Letter No.CMWSSB/P&D/EE-III/STP/128 (2010-11)/2011 dt.27.01.2011.
6. DF&RS NOC Letter K.Dis. No. 1792/C1/2011 dt.23.02.2011.
7. Applicant letter dt.11.03.2014 & 30.06.2016
8. DF&RS Letter R.Dis. No. 7308/C1/2016 dt.28.06.2016.
9. AAI NOC Letter NOC ID : CHEN/SOUTH/B/052416/128241 dt.24.05.2016.
10. Applicant letter dt.28.10.2016, 15.11.2016, 21.11.2016 & 16.12.2016.
11. Agenda & Minutes of 234th MSB Panel meeting held on 23.01.2017.
12. Government Order No. 51, H&UD (UD 1) Department dt.20.03.2017.
13. This office letter even No. dt.24.03.2017.
14. DF&RS Letter R.Dis. No. 6137/C1/2017 dt.07.04.2017.

The Planning Permission Application received in the reference 1st cited for the revision to the earlier approved plan for the construction of Double Basement floor + Stilt floor + 1st floor to 6th floor – Shopping Mall & Multiplex theatres at Survey No. **69/5A1, 5A2, 6A1, 6A2 of Okkiyam Thoraipakkam village**, MMRD Road & Old Mahabalipuram Road, Chennai is under process. To



process the application further, you are requested to remit the following by 5 **(Five)** 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 | Amount to be remitted |
|---------|---|--|
| 1. | Development charge for land and building under Sec.59 of the T&CP Act, 1971 | Rs.10,000/- (Rupees Ten thousand only) |
| 2. | Balance Scrutiny Fee | Rs.35,000/- (Rupees Thirty five ^{Twenty two} thousand only) |
| 3. | Regularization Charge for unauthorized amalgamation | Nil |
| 4. | Open Space Reservation Charge | Nil |
| 5. | Security Deposit (For Building) | Rs.47,00,000/- (Rupees Fourty Seven lakh only) |
| 6. | Security Deposit for Display Board | Rs.10,000/- (Rupees Ten thousand only) |
| 7. | Infrastructure & Amenities Charges | Rs.13,75,000/- (Rupees Thirteen lakh and seventy five thousand only) |
| 8. | Premium FSI Charges | Nil |

You are also requested to remit a sum of **Rs.500/-** (Rupees Five hundred only) towards contribution for flag day.

Security Deposit is refundable amount 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.

The Security deposit towards building, Sewerage Treatment Plant (STP) / Septic Tank with up flow filter can be accepted in the form of Bank Guarantee also instead of Cash deposit. If the Security Deposit is made by way of Bank Guarantee, you are requested to furnish Bank Guarantee for the Security Deposit amount from any of the National Bank / Scheduled Bank in the format prescribed.

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, & Premium FSI Charge and at the rate of 6% per annum for amount payable towards I&A charges** 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 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 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.
- 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. You are also requested to furnish a Demand Draft drawn in favour of the **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board**, Chennai – 600 002, for a sum of **Rs.21,00,000/-** (Rupees Twenty one lakh 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 Sec.81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, 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, Corporation of Chennai, Chennai.
8. 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.
9. **You are requested to furnish the following :**
- 1) Revised plans rectifying the following drafting defects:
- (i) The plans furnished do not reflect the as on site condition.
- (ii) Setback at crucial points are to be mentioned in the site plan.
- (iii) Size of OSR area to be mentioned as per the earlier approved site plan.
- (iv) OSR Gift Deed details are to be mentioned in the site plan.
- (v) Width of Post office Road to be mentioned in the site plan.
- (vi) Proposal title and Area statement requires correction.
- (vii) Fire Escape Staircases are to be mentioned properly.
- (viii) EB Room shown in Stilt floor Plan is to be renamed as Electrical Meter Room.

- (ix) Meter Rooms shown in upper floors are to be renamed as Electrical Room.
 - (x) 1/3rd of Terrace space is to be reserved for Photovoltaic Solar Panel.
 - (xi) Sumps for Rainwater harvesting & Sullage water recycle are to be provided.
 - (xii) Details of STP are to be shown.
 - (xiii) 10% of TW parking are to be reserved for Physically challenged persons.
 - (xiv) Details of Rainwater harvesting trench, sumps & Gates with dwarf wall are to be shown. Also width of the Gate to be mentioned.
 - (xv) Height of Lightning arrester to be mentioned in both Section & Elevation.
 - (xvi) Existing Road level and formed level are to be shown properly in both section & elevation.
- 2) NOC from Traffic Police for the present proposal to be furnished.
- 3) Planning Permission Application is signed only by Thiru.B.Ragavendra Reddy (GPA for 50% UDS) and the same is not signed by land owners Thiru.A.S.Rasheed and Tmt.M.Hijabunissa. Therefore, signature of Thiru A.S. Radheed and Tmt. M. Hijabunissa to be obtained in Planning Permission Application, Plan and all undertakings

Yours faithfully,


for **MEMBER-SECRETARY**


18/4/17


20.4.2017


20/4/17

Copy to:

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

