

**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)/055/2015**

**Dated: .11.2019**

To

**R.Varun** (GPA for Thiru.K.V.P.Sadayandi & 5 others)

No.5, Sathyanarayana Avenue

Boat Club, Raja Annamalaipuram

Chennai – 600 028.

Sir,

Sub: CMDA – APU – MSB (South) Division – The Planning Permission Application for the alteration & revision to the earlier approval for the proposed High Rise Commercial building consist of 4 Basement floor (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> basement for parking and 1<sup>st</sup> basement for Departmental store) + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> floors for Commercial building (Show Room) + 7<sup>th</sup> Floor (Office) with 7 Levels Multi-level car parking at Plot No.46, G.S.T Road & Rengasamy street, Chennai bearing Old S.No.407 part, New S.No.407/27A-1, T.S. No. 4/1A2, 4/1B, Block No.8, Ward 'E' of Zamin Pallavaram Village, Pallavaram Municipality, Kancheepuram District – applied by **Thiru. R. VARUN(GPA for Thiru. K.V.P. Sadayandi & 5 others)**. – Remittance of DC & Other Charges – Regarding.

- 9/12/19
- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0055/2019, dated 07.03.2019.
  2. Earlier Planning Permission was issued in PP No.C/PP/MSB/48(A to F)/2018 in file no. C3(S)/17821/2015 dated 27.11.2018(Gov.,(MS) No.07, H&UD Dept., dt 19.01.2018).
  3. Agenda & Minutes of 249<sup>th</sup> MSB Panel meeting held on 28.03.2019.
  4. This office letter even No. dated 15.04.2019.
  5. Applicant letter dated 02.05.2019 along with revised plan and for the undertaking conditions to abide DF&RS.
  6. Applicant letter dated 12.06.2019 along with revised plan.
  7. Earlier NOC from AAI in <sup>NO</sup> CHEN/SOUTH/B/101017/250874 dated 25.10.2017 permissible AMSL 60.85m
  8. Earlier NOC from Police (Traffic) in Rc.No.Tr./License/1447/31443/2017 dated 12.05.2018.
  9. Earlier NOC from IAF in letter <sup>NO</sup> TAM/5218/1/ATC dated 27.12.2017.
  10. Earlier NOC from IAF in <sup>NO</sup> AIR HQ/S 17726/4/ATS(TY BH-NMCD XXXVII) dated 26.04.2016
  11. Earlier NOC from DF&RS in R.Dis.No.19245/C1/2017 PP.NOC.NO.37/2018 dated 26.03.2018





12. Shelter Fee interim order in WP No. 15783 of 2018 & WMP No.187 & 18766 of 2018 dated 27.06.2018
13. Judgment in O.S NO.616/2015 dated 6.7.2018 filed before the Additional District Munisiff Court, Alandur.
14. This office letter even No. dated 15.04.2019.
15. Your letter dated 12.06.2019 with Revised plan.
16. This office letter even No. dated 12.07.2019 addressed to the Government .
17. Government letter (Ms) No.146, H&UD Department dated 04.10.2019.
18. This office letter dated 23.10.2019 addressed to SRO, Registration District of Chennai (South)
19. Sub Registrar, Registration District of Chennai (South) in Rc.No.455/2019 dated 20.11.2019 regarding Guideline Value.

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The Planning Permission Application for the alteration & revision to the earlier approval for the proposed High Rise Commercial building consist of 4 Basement floor (2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> basement for parking and 1<sup>st</sup> basement for Departmental store) + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> floors for Commercial building (Show Room) + 7<sup>th</sup> Floor (Office) with 7 Levels Multi-level car parking at Plot No.46, G.S.T Road & Rengasamy street, Chennai bearing Old S.No.407 part, New S.No.407/27A-1, T.S. No. 4/1A2, 4/1B, Block No.8, Ward -'E' of Zamin Pallavaram Village, Pallavaram Municipality, Kancheepuram District – applied by **Thiru. R. VARUN(GPA for Thiru. K.V.P. Sadayandi & 5 others)** is under process. To process the application further, you are requested to remit the following by **04 (Four)** 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-(for additional/FSI area after deducting earlier approved area)	Total Amount
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	NIL
2.	Balance Scrutiny fee	Rs.20,000/- (Rupees Twenty Thousand only).
3.	Regularization Charges	NIL
4.	Open Space and Reservation Charges	NIL
5.	Security Deposit for Building	NIL
6.	Security Deposit for STP	NIL
7.	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)



8.	Infrastructure & Amenities Charges	<b>Rs.11,50,000/-</b> (Rupees Eleven Lakhs and Fifty thousand only)
9.	Premium FSI Charges	<b>NIL</b>
10.	Shelter Fee	<b>Rs.30,20,000/-</b> (Thirty 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 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, at the rate of 15%** 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 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 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.





- 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) Provisions of physically challenged to be shown as per TNCD & BR 39 (21).~~  
*Refuge area to be provided in the plan.*
- ~~ii) Area statement mentioned in the plan to be tallied with report.~~
- ~~iii) Height of the multi level parking to be shown.~~
- ~~iv) Bottom of beam height to be shown for Basement floor & Stilt floor.~~
- ~~v) Height and Total height of the building to be shown in the section.~~
- ~~vi) Length of the Ramp to be shown in the plan.~~
- ~~2. The mechanized parking service provider has to give parking plan duly signed for 7 levels.~~
- ~~3. Structural design vetted by the PWD to be furnished.~~
- ~~4. The original Earlier approval Plans, 2 set of Original Planning Permit and final Approved letter to be furnished before issue of Planning Permission.~~
- ~~5. 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.~~

Yours faithfully,

*o/e*  
for **MEMBER-SECRETARY**

*03/12/19*

*6/12/19*

*9/12/19*

Copy to:

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

