



1023



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)/10355/2017

Dated : 16 .08.2018

To

Tvl.S.Thayalan

(Self & POA of Tvl.Mala Thayalan & others)

C/o. Raheja corp.Pvt.Ltd.,

Suit 207, Regus Olympia, Olympia Techpark,

Level -2, Altius Block, No.1, SIDCO Industrial Estate,

Guindy, Chennai.600 032

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of Multistoreyed Group Development with **3** Blocks consisting of **Block 1**: Double Basement floor + Stilt floor+1st to 3rd floor (parking) + 4th to 16th floors, **Block 2 & 3**: Triple Basement floor + Stilt floor + 1st to 3rd floor (parking) + 4th to 16th floors for IT/ITES purpose at Door No.2, Pallavaram Thorapakkam Radial Road (MMRD), Pallikaranai, Chennai, bearing S.No. **56/1B, 2A2A, 2A2B, 2A4A, 2A4B, 2B2A, 2B2B, 57/3B, 76/1A1, 1A2, 1B, 1C1A1, 1C1B, 1C2, 1D, 2A, 2B, 3, 4** (Part 1 & 2), 5, 7, 8, 9, 10, **75/1, 2A & 2B, 3A, 3B, 4, 5,6,7, 8A1, 8A2, 83/3, 84/2B, 3, 86/4A**, of Pallikaranai village - Remittance of DC & Other Charges – Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB /493/2017, dated.18.07.2017.
 2. NOC from AAI in letter No.CHEN/SOUTH/B/100417/250424, CHEN/SOUTH/B/100417/250426 and CHEN/SOUTH/B/100417/250427, dated 25.10.2017.
 3. NOC from Police (Traffic) in Rc.No.Tr.License/906/20526 /2017, dated 06.11.2017.
 4. NOC from DF&RS in letter R.Dis.No.14543/C1/2017,PP.NOC.No.92/2017, dated 17.11.2017.
 5. NOC from ELCOT in letter No. ELCOT/ITP&D/FSI-THAYALAN /1180/2016, dated 26.05.2017.
 6. Minutes of the 239th MSB panel meeting held on 09.01.2018.
 7. This office letter even No. dated 23.01.2018 addressed to the applicant.
 8. Applicant letter dated 13.02.2018, 23.02.2018, 08.03.2018 23.03.2018.
 9. This office letter even No. dated 09.04.2018 addressed to the Government.

10. Government letter (Ms) No.92, H&UD Dept, dated 05.07.2018.
11. This office letter even No. dated 24.07.2018 addressed to the SRO, Joint I, Saidapet.
12. SRO, Joint I, Saidapet letter No.8158/ORB/2018, dated 27.07.2018.

* * *

The Planning Permission Application for the Proposed construction of Multistoried Group Development with **3** Blocks consisting of **Block 1**: Double Basement floor + Stilt floor+1st to 3rd floor (parking) + 4th to 16th floors, **Block 2 & 3**: Triple Basement floor + Stilt floor + 1st to 3rd floor (parking) + 4th to 16th floors for IT/ITES purpose at Door No.2, Pallavaram Thorapakkam Radial Road (MMRD), Pallikaranai, Chennai, bearing S.No. **56/1B, 2A2A, 2A2B, 2A4A, 2A4B, 2B2A, 2B2B, 57/3B, 76/1A1, 1A2, 1B, 1C1A1, 1C1B, 1C2, 1D, 2A, 2B, 3, 4 (Part 1 & 2), 5, 7, 8, 9, 10, 75/1, 2A & 2B, 3A, 3B, 4, 5,6,7, 8A1, 8A2, 83/3, 84/2B, 3, 86/4A**, of Pallikaranai village is under process. 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 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	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs. 86,70,000/- (Rupees Eighty Six Lakhs and Seventy Thousand Only)
ii)	Balance Scrutiny fee	Rs.1,90,000/- (Rupees One Lakh and Ninty Thousand only)
iii)	Regularisation Charges	Rs. 37,80,000/- (Rupees Thirty Seven Lakhs and Eighty Thousand only)
iv)	Security Deposit for Building	Rs. 12,99,50,000/- (Rupees Twelve Crores Ninty Nine lakhs and Fifty Thousand only)
v)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand Only)
vi)	Security Deposit for STP	Rs. 36,56,000/- (Rupees Thirty Six Lakhs and Fifty Six Thousand Only)
vii)	Infrastructure & Amenities charges	Rs.13,71,00,000/- (Rupees Eleven Crores Seventy One lakhs only)
viii)	Caution Deposit	Rs.12,65,50,000/- (Rupees Twelve Crores Sixty Five lakhs and Fifty Thousand only)
ix)	Shelter Fee	Rs. 10,28,25,000/- (RupeesTen Crores Twenty Eight Lakhs and Twenty Five 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.



1025

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, in respect of the payments towards I & A charges an interest at the rate of 15% per annum the amount due shall be paid for each day beyond the said thirty days up to a period of 90 days and beyond 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 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.
 - 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, Highways & PWD, Explosive Dept for HSD yard and Environmental Clearance in Rs.20/- Stamp Paper duly notarized.



1027

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, Greater Chennai corporation.

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

1. Revised plan complying the following defects.

- i) Site boundary as per FMB/as on site shall be shown and setback shall be shown from least boundary line.
- ii) Sump details shown in the basement floor shall be and shown separately. The location of sump to be shown in the site plan. The detailed plan for STP also to be shown.
- iii) Meter room size shall be mentioned in the stilt floor plan.
- iv) Non FSI rooms shall be tallied with APPAS.
- 2) NOC from IAF & Explosive Dept for HSD yard shall be furnished.
- 3) Environmental Clearance to be furnished.
- 4) Registered Memorandum of upper floor parking to be furnished.
- 5) OSR portions & land left for road widening and link road portion to be gifted through registered gift deed.
- 6) FMB sketch for S.No.86 incorporating the subdivision 4A duly attested by Revenue officials not below the rank of Deputy Tahsildar to be furnished
- 7) Combined FMB sketch incorporating the site under reference sub divisions & dimensions duly attested by Revenue officials not below the rank of Deputy Tahsildar to be furnished.
- 8) NOC conditions shall be incorporated in the plan.
- 9) FMB sketch for the MMRD road obtained from Highways/TNRDC to be furnished.
- 10) Revised NOC from Highways & PWD for cross over the existing Channel/Drain.
- 11) Structural design vetted by PWD to be furnished before issue of PP.

Yours faithfully,

[Signature]
for **PRINCIPLE SECRETARY/
MEMBER-SECRETARY**

[Signature]
9/8/18

[Signature]
13.8.2018

[Signature]
16/8/18

Copy to:

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