

SI. REGISTERED POST WITH ACK.DUE



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 Web site: www.cmdachennai.gov.in

Letter No. C3 (S)/436/2019

Dated : 06.12.2019

To

**THE EXECUTIVE ENGINEER
TAMILNADU HOUSING BOARD**

SAF Games village Division
TNHB shopping complex,
Thirumangalam,
Chennai – 600 101.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block ,Totally 418 Dwelling units and **Block D - Club House**: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with **Premium FSI** at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai – 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taluk, Chennai applied by **Executive Engineer, TNHB** – Remittance of DC & Other Charges - Advice sent - Regarding.

- Ref: 1) Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0436/2019, Dated 21.06.2019.
- 2) Agenda & Minutes of 251st Panel meeting held on 11.07.2019.
- 3) G.O.(Ms) No.121 CMWSSB(Metro.2) Department dated 13.07.1998 regarding land transfer to TNHB from CMWSSB
- 4) This office letter even No. dated 23.07.2019
- 5) NOC from AAI In letter CHEN/SOUTH/B/03119/377324 dated 21.03.2019 valid upto 20.03.2027 for Block A,
- 6) NOC from AAI in letter CHEN/SOUTH/B/030519/376941 dated 12.03.2019 valid upto 11.03.2027 for Block B.
- 7) NOC from AAI in letter CHEN/SOUTH/B/030519/376943 dated 12.03.2019 valid upto 11.03.2027 for Block C.
- 8) NOC from AAI in letter CHEN/SOUTH/B/030519/376944 dated 12.03.2019 valid upto 11.03.2027 for Block D.

- 9) NOC from AAI in letter CHEN/SOUTH/B/030519/376945 dated 12.03.2019 valid upto 11.03.2027 for Block E.
- 10) NOC from IAF in letter TAM/5218/1/ATC (PC – 16/19) dated 29.03.2019.
- 11) NOC from DF&RS in R.Dis.No.-13593/C1/2019 PP.NOC.No.127/2019 dated 17.09.2019 & 15.11.2019
- 12) Executive Engineer, TNHB letter No.SAFGV Dn./plg/008/2018 dated 29.08.2019 with revised plan
- 13) NOC from Police(Traffic) in letter Rc.No.Tr./License/727/21653/2019 dated 04.09.2019.
- 14) This office letter even No. dated 10.10.2019 addressed to the Government.
- 15) Government Letter (Ms) No. 168, H&UD Department dt.06.11.2019
- 16) Executive Engineer, TNHB letter No.SAFGV Dn./plg/008/2018 dated 13.11.2019
- 17) This office letter even No. dated 22.11.2019 addressed to SRO, Anna Nagar
- 18) The Sub-Registrar, Anna Nagar (SRO) Letter dated 25.11.2019.
- 19) Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
- 20) G.O.(Ms).No.18 MAWS Department, dated 04.02.2019

Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block ,Totally 418 Dwelling units and **Block D - Club House**: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with **Premium FSI** at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai – 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taiuk, Chennai . To process the application further, you are requested to remit the following by **Seven (07)** 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 | Amount to be remitted |
|---------|---|---|
| i) | Development charge for land and building under Sec.59 of the T&CP Act, 1971 | Rs.9,90,000/- (Rupees Nine lakhs and Ninety thousand only) |
| ii) | Balance Scrutiny Fee | Rs.1,20,000/- (Rupees One Lakh and Twenty thousand only) |
| iii) | Regularisation charges | Rs.13,10,000/- (Rupees Thirteen Lakhs and Ten thousand only) |
| iv) | IDC payable to CMWSSB | Rs.1,13,70,000/- (Rupees One Crore Thirteen Lakhs and Seventy thousand only) |

| Sl. No. | Charges | Amount to be remitted |
|---------|------------------------------------|---|
| v) | Infrastructure & Amenities Charges | Rs.2,41,80,000/- (Rupees Two Crores and Forty One Lakhs and Eighty Thousand only) |
| vi) | Premium FSI Charges | Rs.13,73,70,000/- (Rupees Thirteen Crores Seventy three Lakhs and Seventy thousand only) |
| vii) | Shelter Fee Charges | Rs.5,55,50,000/- (Rupees Five Crores Fifty Five Lakhs and Fifty 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.
 - 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 TNCDDBR 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 acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- 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. 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.

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

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

- 1) Revised Plans rectifying the following drafting defects:
 - 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 Police (Traffic), 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) NOC issued by DF&RS does not tally the number of blocks, Floor area etc., revised NOC from DF&RS to be obtained.
- 8) Structural design vetted by the Anna university / IIT & PWD to be furnished.
- 9) 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,

S. S. S. S.
9/12/19
for **MEMBER-SECRETARY**

Rm
9/12/19

Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner/ Concerned Local Body (whichever is applicable)
Greater Chennai Corporation,
Chennai- 600 003.