

**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)/807/2017

Dated: 28.09.2017

To

M/s.W.S.Electric Ltd, C/o.M/s.RMZ Corp.

RMZ Millenia Business Park-Phase-1, Campus IC, 1st Floor,
No.143, Dr.MGR Road,(North Veeranum Salai), Perungudi
Kandanchavadi, Chennai - 600 096.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed Additional construction of Multistoreyed Building **Block 2**: Triple Basement floor + Stilt floor part/Ground floor (part) +9 floors + 10th floor (part) for IT/ITES purpose with Shop, Food court & Plaza in 1st floor to the existing approved IT Building **Block No.1**: Ground floor +6 floors with **Multilevel car parking(MLCP) Block no.1**: Basement floor +Ground floor +3 floors +4 floor (part) buildings at No.110, Mount poonamallee road, Porur, Chennai 600 116, bearing S.No. 25/4A2, 4D2, 4E2, 25/4G2, 4H1, 4H2, 4H3B, 4H4, 4H6A, 26, 27, 28/2 of Porur Village – Remittance of DC & Other Charges – Reg.

- 4/10
- 4/10**
- Ref:
1. Planning Permission Application received in APU No. MSB /035/2017, dated.13.01.2017.
 2. NOC from **AAI** in letter no.CHEN/SOUTH/B/112615/223788, dated 07.03.2016.
 3. NOC from IAF in letter No.Air HQ/S 17726/4/ATS (Ty BM-MMDLIX), dated 26.08.2016.
 4. NOC from ELCOT received in letter No. ELCOT /TP&D/FSI-WSE / 1183/2017, dated 23.01.2017.
 5. Minutes of the 235th MSB Panel meeting held on 30.03.2017.
 6. This office letter even No., dated 20.04.2017 to the Government.
 7. NOC from DR&RS in letter No.R.Dis.No.5814/C1/2017, PP NOC. No. 35/2017, dated 04.05.2017. **DP & RS**
 8. Environmental Clearance (EC) in letter no. SEIAA/TN/F.4701 /EC/8(b)/520/2016, dated 30.05.2017.
 9. NOC from Police (Traffic) in letter Rc.No.Tr/License/489/10479 /2017, date 30.06.2017.
 10. The Government letter (Ms). No.148, H&UD Dept., dated 21.08.2017.

12 11. This office letter even No., dated 22.09.017 to the SRO, Kundrathur.

13 12. SRO, Kundrathur in letter no.3/2017, dated 26.09.2017

The Planning Permission Application for the Proposed Additional construction of Multistoreyed Building **Block 2:** Triple Basement floor + Stilt floor part/Ground floor (part) +9 floors + 10th floor (part) for IT/ITES purpose with Shop, Food court & Plaza in 1st floor to the existing approved IT Building **Block No.1:** Ground floor +6 floors with **Multilevel car parking(MLCP) Block no.1:** Basement floor +Ground floor +3 floors +4 floor (part) buildings at No.110, Mount poonamallee road, Porur, Chennai 600 116, bearing S.No. 25/4A2, 4D2, 4E2, 25/4G2, 4H1, 4H2, 4H3B, 4H4, 4H6A, 26, 27, 28/2 of Porur Village is under process. To process the application further, you are requested to remit the following by 8 **(Eight)** 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. 61,80,000/- (Rupees Sixty One Lakh and Eighty Thousand Only)
ii)	Balance Scrutiny fee.	Rs.80,000/- (Rupees Eighty Thousand only)
iii) iv)	Security Deposit for Building	Rs. 9,84,80,000/- (Rupees Nine Crore Eighty Four lakh and Eighty Thousand only)
v)	Security Deposit for STP	Rs. 30,38,000/- (Rupees Thirty Lakhs and Thirty Eighty Thousand Only)
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand only).
vii)	Infrastructure & Amenities charges	Rs.11,39,30,000/- (Rupees Eleven Crore Thirty Nine lakh and Thirty Thousand only)
viii)	Caution Deposit	Rs.23,74,50,000/- (Rupees Twenty Three Crore Seventy Four lakhs and Fifty Thousand only)
ix)	Shelter Fee	Rs. 8,54,47,500/- (Rupees Eight Crore Fifty Four Lakh Fouty Seven thousand and Five Hundred Only)

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

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 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 & ELCOT ^{and other agencies} 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 the Commissioner, Greater Chennai corporation.

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

1. **Revised plan rectifying the following violation/defects.**
 - a. 10% car parking & two wheeler parking for physically challenged person shall be provided.
 - b. Lightning arrester shall be shown in the maximum height of the building.
 - c. AC ledge shall be shown at lintel level & door to be deleted.
 - d. Cross section along the steel roof truss at terrace floor to be shown.
 - e. Clear head room height for basement floor & stilt floor shall be shown in the section.
 - f. Two electric rooms to be demolished /to be shown as additional construction in terrace floor at existing block No.1
 - g. Total height of the building shall be shown from the exg.G.L.
 - h. Required setback shall be shown for DG platform.
 - i) Total height of the building to be restricted to 44.35m as per AAI & IAF NOC.
 - j) Recreational activities shown in the Terrace Floor to be shown as Open to Sky and enclosures shall be deleted.
2. Structural Engineer address shall be affixed in the plan.
3. Design sufficiency certificate for STP issued by registered professionals/institutions shall be furnished.
4. Undertaking deed in Rs20/- providing safety measures for swimming pool.
5. Design & specification detail for different types of Multilevel car parking from agency concern with certificate for No. of car parking & its feasibility to be furnished.
6. Document No.625/2008 & 626/2008 to be furnished.
7. Registered revocation /cancellation of earlier GPAs shall be furnished.
8. NOC from Explosive dept for Gas bank & HSD and ~~specific remarks from DF&RS to be furnished.~~

9. The conditions imposed in the NOC's are to be incorporated in the plan.

Yours faithfully,

10. Specific remarks from DF&RS as called for in the ref with copy to be obtained for MEMBER-SECRETARY

Copy to:

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

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27/9/17

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27-9-2017

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27/9/17