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**BY REGISTERED POST ACK DUE**

**From**

The Member Secretary  
Chennai Metropolitan Development Authority  
No.1, Gandhi Irwin Road,  
Egmore, Chennai-600008.

**To**

M/s. Casa Grande Civil Engi. Pvt.Ltd. &  
M/s.Gallante Promoters LLP  
No.111/59, NPL Devi, LB Road,  
Thiruvanmiyur,  
Chennai – 600 041

**Letter No. BC1/13432 /2017**

**Dt. 03.2018**

Sir,

Sub: CMDA – Area Plans Unit – ‘B’ Channel (Central) – Planning Permission for the proposed construction of the Group development of Special building of <sup>3 blocks out of</sup> which Block A of Basement part + Stilt floor + 4 floors with 188 dwelling units with Gym, Multipurpose hall, Yoga room, Creach & Association room at 1<sup>st</sup> floor part, Swimming pool at 4<sup>th</sup> floor part, 2 Blocks of Stilt floor + 4 floors with 28 dwelling units totally 216 dwelling units at Manapakkam Main Road, Manapakkam, Chennai comprised in S.No.515/1, 515/2, 516 & 517 of Manapakkam Village - Remittance of Development Charges & Other charges – Requested - Reg.

- 26/3
- Ref: 1. Your PPA received in SBC No. 664/2017, dated 15.09.2017.  
2. G.O. MS No.78, H&UD Dept. Dated 04.05.2017.  
3. This office DC letter for site approval even no. dated 10.01.2018.

The Planning Permission Application for the proposed construction of the Group development of Special building of <sup>3 blocks out of which</sup> which Block A of Basement part + Stilt floor + 4 floors with 188 dwelling units with Gym, Multipurpose hall, Yoga room, Creach & Association room at 1<sup>st</sup> floor part, Swimming pool at 4<sup>th</sup> floor part, 2 Blocks of Stilt floor + 4 floors with 28 dwelling units totally 216 dwelling units at Manapakkam Main Road, Manapakkam, Chennai comprised in S.No.515/1, 515/2, 516 & 517 of Manapakkam Village is under scrutiny. To process the application further, you are requested to remit the following charges by online through payment gateway and produce duplicate receipt to the Area's Plans Unit, 'B' Channel in CMDA (or) You may also remit the following charges through NEFT/RTGS.

Account Name: Member Secretary Chennai Metropolitan Development Authority (CMDA) Bank/Branch: IndusInd Bank, T.Nagar IFSC code: INDB0000328 Account No.:100034132198.

	Description	Charges worked out for this PPA	Charges/Deposit already paid in the same file no. for site approval.	Balance amount to be remitted
i)	Development charges for land under Sec.59 of T&CP Act 1971	Rs. 73,82,570/-	Rs. 84,61,700 /- Rt. No.B006424 dt.17.01.2018	Nil



ii)	Scrutiny Fee	Rs.92,625/-	Rs. 20,000 /- Rt. No.B006840 dt.07.03.2018	Rs. 72,625 /- (Rupees Seventy two thousand six hundred and twenty five only)
iii)	Regularization charges for land (Deduction and amalgamation of site under reference)	Rs.14,10,280/-	Rs. 14,10,280/- Rt. No. B006424 dt.17.01.2018	Nil
iv)	Security Deposit for the proposed (building) Development	Rs.65,00,000/-	.....	Rs.65,00,000/- (Rupees Sixty five lakhs only)
v)	Security Deposit for Septic tank with Upflow Filter	Rs.2,29,000 /-	.....	Rs.2,29,000 /- (Rupees Two lakhs twenty nine thousand only)
vi)	Security Deposit for Display Board	Rs.10,000 /-	.....	Rs.10,000 /- (Rupees Ten thousand only)
vii)	MIDC Charges		// N.A. //	
viii)	Infrastructure and Amenity charges for difference area	Rs.80,19,220/-	.....	Rs.80,19,220/- (Rupees Eighty lakhs nineteen thousand two Hundred and twenty only)
ix)	Premium FSI charges	Rs.33,22,950/-	.....	Rs.33,22,950/- (Rupees Thirty three lakhs twenty two thousand nine Hundred and fifty only)
x)	OSR charges		// N.A. //	
xi)	Shelter fee	Rs.60,14,410/-	.....	Rs.60,14,410/- (Rupees Sixty lakhs fourteen thousand four Hundred and fifteen only)
xi)	Flag day Fund (To be paid by cash in the CMDA cash counter)	Rs. 500 /-	.....	Rs. 500 /- (Rupees five hundred only)
	Total	Rs.3,29,81,565/-	Rs.98,91,980/-	Rs. 2,41,68,710/- (Rupees Two crores forty one lakhs sixty eight Thousand seven Hundred and ten only)



The charges remitted at the time of obtaining site approval in the ref. 3<sup>rd</sup> cited has been adjusted in this PP.

**NOTE:**

- i) Security Deposits are 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 or whole of the building/site to the approved plan, Security Deposit will be forfeited.
- ii) Security Deposit for display board is refundable, when the display board as prescribed in the 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.
- iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the Security Deposit shall be forfeited without any further notice.

2) Payment received after 30 days from the date of issue of this letter attracts penal interest at the rate of 12% per annum (i.e. 1% per month) from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (however no interest is collectable for Security Deposits).

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) The measures stipulated by CMDA for rain water conservation to be adhered.

b) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(2)(b)

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 Special Buildings, Group Developments, a professionally qualified Architect Registered with Council of Architects or Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.

iii) A report in writing shall be sent to CMDA 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 upto 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 CMDA of any changes 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 the exist of the previous Architect/Licensed Surveyor and entry of the newly appointed.





- 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/she 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 action the application planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof for overhead tanks and wells.
- xi) The sanction will be void abinitio if the conditions mentioned above are not complied with
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:

a) Undertaking (the format prescribed in Annexure-III to DR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, 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 in cases of Special Buildings and Group Developments.

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 Charges and other charges, etc shall not entitle the person to the planning permission, but only refund of the Development Charges and other charges (excluding Scrutiny Fee) in case 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 person 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 St. Thomas Mount P.U. and

7) The site approval is considered for approval in principle, subject to the following conditions.

8) You are requested to furnish 5 sets of revised site plan with splay at the junctions and clearly indicating the proposed road area and OSR area with dimensions.

9) You are requested to furnish 5 copies of revised plan after rectifying the following defects and also furnish the following particulars:

1. In Block A Pump Room not feasible at basement floor, *the same to be removed.*
2. In Block A Elevation and Section to be shown correctly.
3. Abutting Road width to be shown in the Plan
4. Set back details to be shown in the plan as per appas.



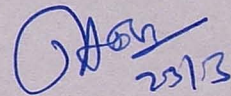
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5. Lift Machine room size to be shown correctly in all blocks.
6. In Block A, first floor plan open terrace to be shown correctly.
7. Block entry to open terrace to be deleted outer openings and all Service Verandah & Balconies 1.00m of hand rail to be provided
8. Block A Swimming pool <sup>with</sup> 3.0m deck to be shown correctly.
9.  $\frac{1}{3}$  area of the terrace floor area to be reserved for Solar Photo Voltaic system in the terrace floor as per G.O. MS .No. 17 H&UD Dept. dated 05.02.16.
10. 10% of LIG area to be provided for total extent.
11. Area statement to be mentioned correctly.
12. Duct and cut out portions to be shown correctly as per appas.
13. STP with design calculations duly signed by Professional Engineer and Owner to be furnished.
14. As per Group Development approval B- form, Checklist etc to be furnished.
15. Parking to be rearranged.
16. Basement floor pump room to be renamed <sup>as</sup> Lumber room.
17. Open transformer yard to be shown correctly.
18. Multipurpose hall & creche to be rearranged.
19. Undertaking for swimming pool stating that, Before commencement of construction of swimming pool No objection certificate from the concerned Executive Authority (Local body) shall be obtained.
20. Undertaking stating that Prior to swimming pool operation, No objection Certificate from the committee constituted for the said purpose shall be obtained, to be furnished.
21. Undertaking in Rs. 20/- stamp paper for non conversion of usage and dwelling units in LIG core to be furnished.

22. Undertaking for design execution & maintenance of STP to be furnished.

Yours faithfully,

o/c

  
23/3

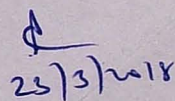
for MEMBER-SECRETARY.

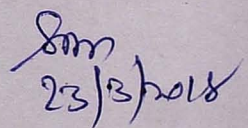
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Copy to:-

1. The Chief Accounts Officer  
Accounts (Main) Division  
CMDA, Chennai – 600 006.
2. The Commissioner,  
Greater Chennai Corporation  
Chennai 600 003

  
23/3/18

  
23/3/2018

  
23/3/2018

