



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
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Letter No. C3(N)/15600/2018, dated :02.2019

To

Thiru. **PavanVoora,**  
**M/s.Voora Property Developers Private Ltd.**  
(GPA for M/s.Nahar Capital & Financial Services Ltd).  
No.28, Bazullah Road,  
T.Nagar, Chennai – 600 017

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the Proposed construction of Combined Basement floor + Combined Stilt cum Ground floor with Parking cum Shop area + Combined 1<sup>st</sup> floor with Parking cum Shop area; **Tower – 1** : 2<sup>nd</sup> floor to 24<sup>th</sup> floor – Residential Tower with 66 Dwelling & Office, Library Ladies Gym & Indoor Games at 2<sup>nd</sup> floor; **Tower – 2** : 2<sup>nd</sup> floor to 24<sup>th</sup> floor – Residential Tower with 66 Dwelling units & Gents Gym, Spa at 2<sup>nd</sup> floor (**Totally 132 Dwelling units**) at Old Survey No. 4061 part(as per Doc.), R.S. No. 4061/4(as per PLR), Block No. 78 of Tondiarpet Division, Chennai District, Tondiarpet Taluk, Door No.6, Suryanarayana Street (Ennore Express Way), Cherian Nagar, Tollgate, Chennai – 600 081, Greater Chennai Corporation limit– Remittance of DC and Other Charges –DC Advise sent – Reg.

- Ref:
1. PPA received in MSBN/2018/000450 dated 31.08.2018.
  2. This office letter even No. dated 23.10.2018.
  3. Applicant letter dated 25.10.2018.
  4. Letter received from the Deputy Commissioner of Police(Traffic North District), Greater Chennai Police dated 16.11.2018.
  5. Agenda and minutes of the 245<sup>th</sup> MSB Panel meeting held on 20.11.2018.
  6. NOC issued by DF & RS in letter Rc. Dis. No. 17624/C1/2018 – PP.NOC. No. 151/2018, dated 23.11.2018.
  7. This office letter even No. dated 05.12.2018 addressed to the Government.
  8. This office letter even No. dated 05.12.2018 addressed to the Deputy Commissioner of Police(Traffic North District), Greater Chennai Police.
  9. This office letter even No. dated 05.12.2018 addressed to the applicant.
  10. AAI NOC ID: CHEN/SOUTH/B/120618/353514,dt:07.12.2018
  11. Govt., letter No. 13, H&UD (UD1) Department dt.22.01.2019.
  12. The applicant letter dated 22.01.2019 furnishing AAI NOC



13. Letter from Police (Traffic) received in Letter No. Rc.No.Tr./License/1310/28303/2018 dt. 03.01.2019.
14. This office letter even No. dated 22.01.2019 addressed to the Additional Commissioner of Police(Traffic)
15. Letter No. 15/2019, dated 04.02.2019 from the SRO, Royapuram.

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The Proposal received in the reference 1st cited for the Proposed construction of Combined Basement floor + Combined Stilt cum Ground floor with Parking cum Shop area + Combined 1<sup>st</sup> floor with Parking cum Shop area; **Tower – 1** : 2<sup>nd</sup> floor to 24<sup>th</sup> floor – Residential Tower with 66 Dwelling & Office, Library Ladies Gym & Indoor Games at 2<sup>nd</sup> floor; **Tower – 2** : 2<sup>nd</sup> floor to 24<sup>th</sup> floor – Residential Tower with 66 Dwelling units & Gents Gym, Spa at 2<sup>nd</sup> floor (**Totally 132 Dwelling units**) at Old Survey No. 4061 part(as per Doc.), R.S. No. 4061/4(as per PLR), Block No. 78 of Tondiarpet Division, Chennai District, Tondiarpet Taluk, Door No.6, Suryanarayana Street (Ennore Express Way), Cherian Nagar, Tollgate, Chennai – 600 081, Greater Chennai Corporation limit is under process. To process the application further, you are requested to remit the following by **9 (NINE)** separate Demand Drafts of a Nationalised 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, Chennai Metropolitan Development Authority, Chennai-8.

i)	Development charges	<b>Rs.5,10,000/-</b> (Rupees Five Lakh and Ten Thousand only)
ii)	Balance Scrutiny Fee	<b>Rs.25,000/-</b> (Rupees Twenty Five thousand only)
iii)	Regularisation Charges	<b>Rs.5,40,000/-</b> (Rupees Five Lakhs and Forty thousand only)
iv)	OSR Charges	<b>Rs.1,49,00,000/-</b> (Rupees One Crore and Forty nine Lakhs only)
v)	Security Deposit for Building	<b>Rs.1,04,25,000/-</b> (Rupees One Crore and Four Lakh and Twenty Five Thousand only)
vi)	Security Deposit for Display board	<b>Rs.10,000/-</b> (Rupees Ten Thousand only)
vii)	MIDC Charges	<b>Rs.38,50,000/-</b> (Rupees Thirty Eight Lakh and Fifty Thousand only)
viii)	I & A Charges	<b>Rs.76,00,000/-</b> (Rupees Seventy Six Lakhs only)
ix)	Shelter Fee	<b>Rs.57,00,000/-</b> (Rupees Fifty Seven Lakhs only)
x)	Flag day Contribution ( <b>by Cash</b> )	<b>Rs.500/-</b> (Rupees Five Hundred only)



2. Security Deposit is 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 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.

3. The Security deposit towards building, Sewerage Treatment Plant (STP) / Septic Tank with up flow filter can be accepted in the form of Bank Guarantee also instead of Cash deposit. If the Security Deposit is made by way of Bank Guarantee, you are requested to furnish Bank Guarantee for the Security Deposit amount from any of the National Bank / Scheduled Bank in the format prescribed.

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. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises 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, Regularization Charges, OSR Charges & Premium FSI Charge** from the date of issue of the advice up to the date of payment.
- (iii) **Infrastructure & 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 & 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 thirty 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. "Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order issued in the reference 14<sup>th</sup> cited".**
- (iv) Accounts division shall work out the interest and collect the same along with the charges due.
- (v) No interest is collectable for security deposit.
- (vi) 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.,
- (vii) 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 DR.
    - 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.
    - 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.
- b. Undertaking (in the format prescribed in DR, 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.
  - c. 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.
  - d. Standard conditions relating to swimming pool has to be strictly adhered and to this effect you are requested to furnish an undertaking in Rs.20/- stamp paper.
  - e. An undertaking to abide by the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India in Rs.20/- Stamp Paper duly notarised has to be furnished.

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 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.

9. You are also requested to furnish revised plan rectifying the following defects and other required following particulars:-

- i) Side Set Back measurements on eastern side to be corrected as per APPAS report.



- ii) Width of abutting Road as per actual to be mentioned in site plan.
- iii) Area statement as per the actual is to be incorporated in plan.
- iv) Undertaking accepting the conditions imposed in the NOCs issued by DF & RS and other Govt. agencies is to be furnished.
- v) Plan incorporating DF&RS conditions to be furnished before issue of PP.
- vi) NOC from Police(Traffic) <sup>obtained</sup> ~~is~~ are to be furnished.
- vii) CRZ Clearance for the proposal to be obtained from the competent authority.
- viii) EIA Clearance for the proposed development to be furnished.
- ix) Structural Stability pre-check Certificate from IIT and then the PWD Structural Stability Certificate to be furnished.
- x) Revised NOC issued by DF & RS mentioning the correct setback is to be furnished.

10. This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Greater Chennai Corporation.

Yours faithfully,

*o/c*

*[Signature]*  
08/02/19

**For PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

*[Signature]* 07.2.2019    *[Signature]* 07/02/19    *[Signature]* 08/2/19.

Copy to:

1. The Senior Accounts Officer  
Accounts (Main), CMDA  
Chennai-8.

2. The Commissioner,  
Greater Chennai Corporation,  
Chennai – 600 003.

