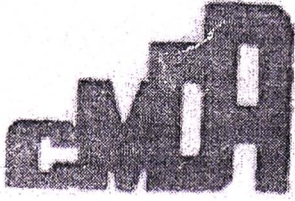


BY REGISTERED POST WITH ACK.DUE



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)/445/2020

Dated: .02.2021

To

M/s. Nutech Realty Project Pvt. Ltd.,

Rep. By its Director B.Tej Narasa Reddy.

Old No.41, New No.76, Block - 1,

2nd Floor, 1st Main Road,

C.I.T Nagar, Nandanam, Chennai - 600 035.

Sir,

Sub: CMDA - APU - MSB (South) Division - Planning Permission for the Proposed Construction of High Rise Residential Building comprising of Extended Basement floor + Stilt Floor + 20 Floors with **198** dwelling units + 21st Floor (Part) consisting Swimming Pool, Gym, Home Theatre, Indoor Play Area, Recreation Room, Multipurpose Hall and Association Room at Old Mahabalipuram Road, Kottivakkam, Chennai - 600 041, Comprised in S.No. **276/1A, 1B1, 7A1, 7A2 & 7B** of Kottivakkam Village, within the limits of Greater Chennai Corporation, applied by **M/s. Nutech Realty Project Pvt. Ltd.**, Rep. By its Director B.Tej Narasa Reddy- Remittance of DC & Other Charges - Advice sent - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/445/2020, dated 18.08.2020.
 2. Minutes of the 257th MSB Panel Meeting held on 06.10.2020.
 3. Member Secretary, TNSCZMA & Director, Dept. of Environment letter R.C.No. P1/2100/2020 dt.14.10.2020.
 4. This office letter even No. dated 16.10.2020 & 20.10.2020 addressed to the applicant.
 5. Applicant letter dated 07.12.2020 with revised plan and particulars.
 6. Applicant letter dated 28.12.2020 along with Indemnity Bond.
 7. This office letter even No. dated 19.01.2021 addressed to the Government.
 8. Government letter (Ms) No.33 H&UD (UD1) Dept., dated 10.02.2021.

The Planning Permission for the Proposed Construction of High Rise Residential Building comprising of Extended Basement floor + Stilt Floor + 20 Floors with **198** dwelling units + 21st Floor (Part) consisting Swimming Pool, Gym, Home Theatre, Indoor Play Area, Recreation Room, Multipurpose Hall and Association Room at Old Mahabalipuram Road, Kottivakkam, Chennai - 600 041, Comprised in S.No. **276/1A, 1B1, 7A1, 7A2 & 7B** of Kottivakkam Village, within the limits of Greater Chennai Corporation, applied by **M/s. Nutech Realty Project Pvt. Ltd.**, Rep. By its



Director B.Tej Narasa Reddy is under process. To process the application further, you are requested to remit the following by **Eight (8)** 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):

1	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.4,60,000/- (Rupees Four Lakh and Sixty Thousand only)
2	Balance Scrutiny fee	Rs.20,000/- (Rupees Twenty Thousand only)
3	Regularization charges	Rs.8,25,000/- (Rupees Eight Lakh and Twenty Five Thousand Only)
4	Open Space and Reservation Charges	To be gifted
5	Security Deposit for Building	Rs.61,35,000/- (Rupees Sixty One Lakh and Thirty Five Thousand Only)
6	Security Deposit for STP	Does not arise
7	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
8	IDC (for CMWSSB)	Rs.58,85,000/- (Rupees Fifty Eight Lakh and Eighty Five Thousand Only)
9	Infrastructure & Amenities charges	Rs.98,25,000/- (Rupees Ninety Eight Lakhs and Twenty Five Thousand Only)
10	Caution Deposit	Does not arise
11	Shelter Fee	Rs.1,01,20,000/- (Rupees One Crore one Lakh and Twenty Thousand Only)
12	Premium FSI	Does not arise

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

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.

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 TNCD BR 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, PWD, Highways 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, Pallavarm Municipality.

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

Revised plan rectifying the following defects has to be furnished before issue of Planning Permission:

DEFECTS

- (i) The car parking was shown after leaving 7.20m wide vehicular access way. (Required:240 Nos, Provided:308 Nos) 30 Nos shown in the passage to be removed.
- (ii) Site plan as per FMB & as per site to be shown properly, excess land to be differentiated by hatching and setback from linear site boundary at crucial point to be shown in all the plans.
- (iii) Set back tallying with online drawing and from the upper floor projections to be shown and setback from the combined/ extended Basement Floor also to be shown properly.
- (iv) Detailed drawing for the proposed swimming pool to be shown complying with TNCD&BR requirements to be shown.
- (v) Section along the ramp to be shown.
- (vi) Title & Sub title of the plan needs correction.
- (vii) Area statement to be shown correctly.
- (viii) Extended basement line to be shown clearly and the setback to be shown from the extended basement line.
- (ix) Detail drawing for the proposed STP as per the Design sufficiency certificate for STP obtained from the registered





- professionals / institutions.
- (x) As per the NOC issued by the PWD level of the site raised to be shown in the plan as well as complied in the site.
- (xi) 1/3rd terrace floor area to be reserved for solar photo voltaic system is to be specified properly and provisions for solar water heating system also to be shown in the High Rise Block as per TNCD&BR further in this regard notarized undertaking also to be furnished.
- (xii) Plan incorporating DF&RS conditions to be furnished before issue of PP.
- (xiii) The cross over the Nalla and Culvert with NOC from PWD from inundation point to be furnished.

Particulars to be furnished before issue of Planning Permission:

2. NOC from DF&RS, Police (Traffic), AAI & IAF and PWD on inundation point of view and construction of culvert are to be obtained.
3. Environmental clearance to be obtained. Since the total area of the proposal is more than 20,000 sq.m
4. Design sufficiency certificate for STP issued by registered professionals / institutions has to be furnished.
5. A copy of Developer Registration certificate and a copy of Professional Registration Certificate for Developer, Structural Engineer obtained from CMDA as per TNCD&BR are to be furnished.
- 6 Notarized undertaking for the compliance of NOC conditions in the NOC issued by the PWD including level of the site to be raised also to be furnished.
- 7 Acceptance of conditions imposed in the NOCs issued by DF & RS and other agencies to be furnished.
- 8 The procedures involved as per TNCD & BR 2019 for the registered professionals undertaking certificate are to be obtained.
- 9 The final orders for the OS. No.36/2018 and 38/2018 filed before the court of Principle District Court Chengalpet to be furnished (Filed by Prethiviraj Chordia and Rajendra Chordia)
- 10 Undertaking for accepting conditions put forth in annexure XX of TNCD & BR Rule -61 relating swimming pool.
11. Furnishing of Structural design report along with drawing vetted by IIT/Anna University before issue of Planning Permission.
12. 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. To this effect an undertaking to be obtained before issue of Planning Permission.
13. Legal opinion in respect of objection petition pending before the district Court to be furnished.

Mr. Mr. design & basement is p klab below external circulation at g-c to be designed to this effect o/c Yours faithfully,
 U.P.

[Handwritten signature]

for **MEMBER-SECRETARY**

Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner
Pallavarm Municipality.

[Handwritten dates and signatures]
 23.2.2021
 23/02/2021
 24/02/2021

