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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

(Development Charges Letter)

File No. : **CMDA/PP/NHRB/C/0065/2020**

Date : 14 October, 2020

To

M/s. Tata Value Homes Ltd

Rep. by G.M. Thiru. Balaji Ramaswamy

GPA of Tvl. Sudarsana Rao & Tmt. Jayamalathi

and others (335 individual flat owners),

Door No. 30/1, 4th floor Paras Plaza,

Cathedral Garden Road, Nungambakkam,

Chennai – 600 056.

Email:tamiljayaraman@tatarealty.in

Contact No:9500075370

Sir,

Sub: CMDA-Area plans Unit - 'B' Channel (Central) – The Planning Permission for the proposed construction of Group developments comprising 19 Blocks, 17 Blocks consisting Stilt + 4 Floors Residential building with 1136 dwelling units and 1 block consisting GF – Club house and 1 Block consisting GF + 1F Primary School at Padur Road, Kuthambakkam, Chennai comprised in S.No.451, 453, 455, 457/1, 2A, 3A, 3B, 3C, 3D, 3E, 459/1, 2, 3C, 3D, 4,5,6, 460/1, 2A, 2B, 4, 465/2, 466/1B, 470, 471/1, 2, 3, 472/1, 2, 3, 473/1A1, 1A2, 1B, 478/1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 479/1, 2, 3, 480 & 481 of Kuthambakkam Village within the Limit of Poonamallee P.U.- Remittance of DC & Other charges – DC advice Sent – Reg

Ref: 1. Planning Permission Application received in SBC No. CMDA/ PP/NHRB/C/65/2020, dated 24.01.2020.

2.G.O.Ms.No.86, H&UD Department dated 28.03.2012

3.G.O.Ms.No.78, H&UD Department dated 4.5.2017.

4.G.O.Ms.No.85, H&UD Department dated 16.5.2017.

5.Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

6.G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019

7.Office Order No.7/2019 dated 12.03.2019.



8. Earlier approval issued by CMDA vide PP No. B/Spl.Bldg/4 /1-31/2014 in letter No. B3/16272/2013, dated 27.01.2014.

The Planning Permission application received in the reference 1st cited for the proposed construction of Group developments comprising 19 Blocks, 17 Blocks consisting Stilt + 4 Floors Residential building with 1136 dwelling units and 1 block consisting GF – Club house and 1 Block consisting GF + 1F Primary School at Padur Road, Kuthambakkam, Chennai comprised in S.No.451, 453, 455, 457/1, 2A, 3A, 3B, 3C, 3D, 3E, 459/1, 2, 3C, 3D, 4,5,6, 460/1, 2A, 2B, 4, 465/2, 466/1B, 470, 471/1, 2, 3, 472/1, 2, 3, 473/1A1, 1A2, 1B, 478/1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 479/1, 2, 3, 480 & 481 of Kuthambakkam Village within the Limit of Poonamallee P.U. is under process. To process the application you are requested to remit the following charges by 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 Indusland Bank in A/c No.100034132198 (IFSC Code No. INDB0000328):

Sl. No.	Charges	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.2,58,721.90 R.t No CMDA/PP/Ch/1840/2020, dt 24 January, 2020	
II	Security Deposit for Building		Rs.1,84,74,000.00 ✓
III	I & A Charge		Rs.26,81,000.00 ✓
IV	Flag Day Charge		Rs.500.00 ✓
V	Balance Scrutiny Fees		Rs.2,27,000.00 ✓

The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit is refundable amounts 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.

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.

- No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- 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.
- 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.
- Accounts Division shall work out the interest and collect the same along with the charges due.
- No interest is collectable for security deposit.

The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.



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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 Non High Rise Building, Registered Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) 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 or registered construction engineer on record or any change of name of



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) 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) 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 facts 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.
- a) Details of the proposed development duly filled in the format enclosed for display at the site in cases of High Rise



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Buildings.

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 TNCD&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.

This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of Panchayat Union.

You are also requested to furnish the following particulars:

- Combined FMB for site under reference with DT attestation
- Original copy of Legal opinion from Government pleader including all the latest transactions (present Flat owners) to be furnished.
- Signing authority of M/s. Tata Value Homes Ltd to be furnished.
- Existing structure in the set back area in between the pond and Club house to be demolished.
- Tw Parking Less by 19 Tw(Required-744 Nos; Provided-725 Nos).
- PCP Car Parking Less by 44 Nos(Required-44 Nos;Provided-Nil).
- PCP T.W. parking less by 75 nos (Required-75 nos, Provided =Nil)
- Cycle parking less by 55 nos (Required-55 nos, Provided =Nil).
- Spacing between blocks less by 0.95 m for Block Nos. 7 and 8 (Required-6.0 m, Provided-5.05 m) & Less by 0.40 m for Block Nos. 8 and 9(Required-6.0m;Provided -5.60m).
- Physically challenged person provisions such as 1:12 ramp Handrail and Special toilet for physically challenged person in all floors to be provided as per CDBR for all blocks.
- 1/3rd area of Terrace floor to be correctly for Solar Photo-Voltaic system as per TNCD&DR in Block No.4.
- Existing structures around the Swimming pool to be shown in the plan and it should satisfy TNCD&DR.
- Deck area and setbacks for swimming pool to be correctly provided as per TNCD&DR.
- Changing room and shower to be correctly provided for swimming pool as per TNCD&DR.
- As per TNCD&DR two doors and two windows are to be provided for all class rooms in School block.
- Security cabin size to be shown as per TNCD&DR(2.5 x 2.5 m).
- Driveway and Turning Radius to be shown in Site plan.
- Detail of STP to be shown with calculation in Plan.
- Design sufficiency certificate for STP from Registered Professional consultants to be furnished.
- Parking to be shown as per site plan in all blocks stilt floor plans.
- WC and Bath to be renamed as servants toilets or drivers Toilet in all blocks in stilt floor.
- Electrical room to be renamed as meter room as per online drawings in Block 1, 2,3 stilt floor plans.
- 1.2m height parapet wall to be shown for all blocks balconies and open terrace at first floor level.
- Solar area to be removed in terrace floor plan.
- Sufficient Nos of OHT & Sump for sullage, Rain water & Domestic water to be provided.
- AC ledge to be deleted in terrace floor plan.
- Depth of AC ledge to be restricted to 0.60m for all blocks except 6,7,8
- Lift well to be closed in terrace floor plan and lift machine room to be correctly shown.
- Existing ground level to be deleted in section and elevation.
- Stilt floor height to be shown in Block No.1 & 2 section and elevation
- Corridor width to be shown Block No.4 typical floor
- OTS to be shown for Block No.18 in terrace floor plan.
- Kids pool to be deleted in site plan.
- Parapet wall for club house to be shown
- Vehicular access way to be correctly shown in site plan.
- Site dimension as per Patta and as per Site to be shown in Site plan.
- Set back dimensions are to be shown correctly.
- Area statement, Title of plan, Road width, Terrace floor plan, Section and Elevation to be shown correctly.
- Building dimensions to be shown as per actual site condition in site plan and floor plans for CC issued blocks.
- CMDA Registration copy for Developer to be furnished.
- Form B as per the format prescribed in TNCD& BR to be furnished.



Yours faithfully,

o/c

Name:



Designation:

14.10.2020

Date: 14 October, 2020

For

Member Secretary

CMDA

14/10/2020
14/10/2020

Copy to:

1. The Chief account officer,
Accounts Main Division
CMDA, Chennai - 8.
2. The Commissionar
Poonamallee Panchayat Union
Chennai

