



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/N/0388/2023**

Date : 03-01-2024

To

M/s.Casagrand Magick Rufy (P) Ltd rep by its
its director Thiru. Sai Pratap Reddy
GPA of V.Guruswamy Naidu & Co Private Limited
No:111, LB Road, Thiruvanmiyur,
Chennai.6000 04

Sir,

Sub: CMDA-Area plans Unit - NHRB (North) – Planning Permission application for the Revised proposal for the Proposed Construction of Double Basement floors (Parking) + Ground floor + 3 Floors Commercial Building, (Height -18.25m) Ground Floor- Shops & Shopping Mall, 1st Floor - Restaurant and shops + 2 nd & 3 rd Floor - Multiplex Theatre with 6 screens Building availing Premium FSI , at Plot – A (As per sub-divisional Plan- PPD/ LO No.04/2020) Vanagaram Main Road & Oval Garden 11th Avenue, Comprised in Old S.No: 515/2, 518, 519, 520pt, 521/1, 2pt, 524pt), T.S.No.3 part, Block No.67 ward-B of Ambattur Village, within the limit of Greater Chennai Corporation, Remittance of DC & Other charges – DC advice Sent - Reg

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/N/388/2023, dated.27.05.2023
 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. Environmental Clearance letter No: SEIAA -TN/F.No. 9923 /EC /8(a) /962 /2023 dated 31.07.2023 for the site under reference
 9. DFRS NOC Letter No: R.Dis No. 9921/C1/2023 dated 30.06.2023 and PP NOC No. 93/2023 dated 30.06.2023 along with undertaking uploaded to abide the conditions
 10. Earlier PPA was processed in SBC No: PP/NHRB/N/445/2022 and approved No: OL-PP/NHRB/0067/2023 dated 24/02/2023 Permit no: OL-00190 dated 24.02.2023 valid 23.02.2031
 11. Undertaking uploaded for staggered timings for screens shows at 15 minutes interval gap.
 12. Undertaking uploaded for engagement of traffic marshals to monitor and to regulate the traffic congestion
 13. Undertaking uploaded to convey all the conditions to respective tenants before leasing.
 14. Undertaking uploaded that fast tag system will be provided to avoid delay of traffic movement.

15. Earlier Bank Guarantee Bank Guarantee No. 0350NDDG00006223 Dated.07.02.2023

16. Particulars sent (online) dated. 09.10.2023,11.12.2023 and Revised plan received (online) dated 27.10.2023,26.12.2023

The Planning Permission application received for the Revised proposal for the Proposed Construction of a Double Basement floors (Parking) + Ground floor + 3 Floors Commercial Building, (Height -18.25m) Ground Floor- Shops & Shopping Mall, 1st Floor - Restaurant and shops + 2 nd & 3 rd Floor - Multiplex Theatre with 6 screens Building availing Premium FSI , at Plot – A (As per sub-divisional Plan- PPD/ LO No.04/2020) Vanagaram Main Road & Oval Garden 11th Avenue, Comprised in Old S.No: 515/2, 518, 519, 520pt, 521/1, 2pt, 524pt), T.S.No.3 part, Block No.67 ward-B of Ambattur Village, within the limit of Greater Chennai Corporation is under process. To process the application, it is mandatory to make the payment for the following charges through Online PPA Portal (<https://onlineppacmda.tn.gov.in>) and generate the receipt through the same. Any other mode of payment shall not be entertained.

The following Charges already paid in File No. PP/NHRB/N/445/2022 vide CMDA/PP/CH/9670/2023 Dated :07.02.2023. has been adjusted

1. Development Charges for land - Rs.51,000/-(6336.00 sq. m)
2. Development Charges for Building - Rs.4,00,000/-(19942.20 sq. m)
3. I & A charges - Rs.40,56,000/- (10811.91 sq.)
4. SD For STP - Rs. 4,00,000/-(19942.20 sq.m)
5. Shelter Charges Rs. 40,59,000/-(10811.91 sq.m)

Earlier Bank Guarantee No. 0350NDDG00006223 Dated.07.02.2023 Rs.37,41,000/- (19942.20sq.m) Expiry Date.07.02.2031 towards Security Deposit for Building in the earlier Approval obtained in the reference 15 th cited . Hence the Validity of the above said Bank Guarantee to be extended for further period of 1 years.

Sl. No.	Charges	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.9,651.00 R.t No CMDA/PP/Ch/12780/2023,dt 26 December, 2023	
II	Balance Scrutiny Fees		Rs.7,000.00
III	Development charges for land per Sq. m. And Development charges for building per Sq. m.		Rs.92,000.00
IV	Security Deposit for Building		Rs.7,86,000.00
V	Security Deposit for Display Board		Rs.10,000.00
VI	Security Deposit for Septic Tank / STP		Rs.85,000.00
VII	I & A Charge		Rs.14,66,000.00
VIII	Premium FSI Charges		Rs.2,03,10,000.00
IX	Shelter Charges		Rs.30,28,000.00
X	Flag Day Charge		Rs.500.00

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.

- a. No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise 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 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.
- 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.

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

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 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 application, 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 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 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.

This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of Greater Chennai Corporation.

Yours faithfully,

Name: P Saravanan

Designation: Assistant Planner

Date: 03 January, 2024

For

Member Secretary

CMDA

Copy to:

- 1.The Senior Accounts Officer, Accounts (Main),
CMDA, Chennai - 8
- 2.The Principal Chief Engineer
Greater Chennai Corporation,Chennai-600 003.

