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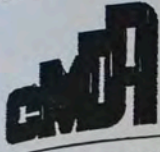
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173

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: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/C/ 642 /2019,

Dated: 25.01.2020

To

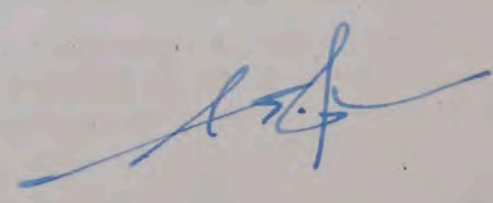
Tmt.Sowdamani A
1B, Casa Blanca II, No.16, Fredrick Avenue,
Thirumoorthy Nagar,
Nungambakkam,
Chennai - 600 034.

Sir,

Sub: CMDA - Area Plans Unit - 'B' Channel (Central) - Planning Permission for the proposed construction of Stilt + 5 floors, Residential building with 134 dwelling units at Bharathiyar Street/Arunagiri Street, Porur, Chennai comprised in S.No.291/1, 298/1 (As per Document), S.No.291/1A, 298/1 of Porur 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/C/642/2019, dated 06.08.2019.
 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. This office letter even no. dated 20.01.2020 for GLV to Sub-Registrar Kunderathur, Chennai.
 9. Sub-Registrar Kunderathur, Chennai letter dated 21.01.2020.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt + 5 floors, Residential building with 134 dwelling units at Bharathiyar Street/Arunagiri Street, Porur, Chennai comprised in S.No.291/1, 298/1 (As per Document), S.No.291/1A, 298/1 of Porur village within the limit of Greater Chennai Corporation 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 IndusInd Bank in A/c No.100034132198 (IFSC Code No. INDB0000328):

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹ 2,07,000/- (Rupees Two lakhs seven thousand only)
ii)	Balance Scrutiny Fee	₹ 34,000/- (Rupees Thirty four thousand Only)
iii)	Regularization charges	₹ 5,77,000/- (Rupees Five lakhs seventy seven thousand only)
iv)	Open space & reservation charges	₹ 63,86,000/- (Rupees Sixty three lakhs eighty six thousand only)
v)	Security Deposit (For Building)	₹ 34,32,000/- (Rupees Thirty four lakhs thirty two thousand only)
vi)	Security Deposit for Display Board	₹ 10,000/- (Rupees Ten thousand only)
vii)	Security Deposit for STP	₹ 1,34,000 /- (Rupees One Lakhs thirty four thousand only)
viii)	Infrastructure & Amenities Charges	₹ 47,65,000/- (Rupees Fourty seven Lakhs sixty five thousand only)
ix)	Premium FSI Charges	₹ 1,35,25,000/- (Rupees One crore thirty five Lakhs twenty five thousand only)
x)	Shelter charges	₹ 20,10,000/- (Rupees Twenty lakhs ten thousand only)
xi)	MIDC Charges	NIL
xii)	You are also requested to remit the sum of Rs 500/- (Rupees Five Hundred only) by cash towards contribution of Flag Day.	

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 amounts 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.

2. a) No interest shall be collected on payment received within 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.
- f) 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.
- g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
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) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under TNCDBR:-
 - 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 Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE), and Registered Developers (RD) 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.



- a) No interest shall be collected on payment received within 30 days from the date of issue of this 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 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.
 - f) 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.
 - g) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
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) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under TNCDPR:-
 - 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 Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE), and Registered Developers (RD) 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 TNCDBR 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.
- b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of High Rise Buildings.
- 5. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the prepayment 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 noncompliance 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 Greater Chennai Corporation.



PP/NHRB/C/642/2019

7. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:
1. PCP car parking less by 2 nos (Required – 2nos, Provided- Nil) and PCP Two wheeler parking less by 2 nos. (Required – 2nos, Provided- Nil)
 2. Physically challenged person provisions such as Handrail, wheel chair at lift and special toilet for physically challenged person in all floors to be provided for partly hall, as per TNCDBR.
 3. Servants toilet floor level to be provided as +0.90m level in stilt floor.
 4. Detail of Rain water Harvesting to be shown as per TNCDBR.
 5. Second car parking provided without separate aisle is not permissible and car parking to be rearranged.
 6. Solar photo voltaic system to be correctly shown in terrace floor plan.
 7. Detail of STP with calculation to be shown in plan
 8. Design sufficiency certificate for STP from Registered professional consultant to be furnished.
 9. Site dimension as per FMB and as per site to be shown in site plan.
 10. Setback dimensions are to be shown correctly and over all building dimension to be shown correctly.
 11. Area statement, title of plan, Road width to be shown correctly.
 12. Form B & Form C in Rs. 20/- stamp paper as per the format prescribed in TNCD & BR to be furnished.
 13. Open terrace and below terrace to be shown correctly and OHT to be shown correctly.
 14. CMDA registration copy for Developer to be furnished.
 15. Road widening portion to be gifted and handed over to CMDA through registered gift deed.

Yours faithfully,

for MEMBER-SECRETARY

A.J.
27/1/2020Copy to:

1. The Chief Accounts Officer,
Accounts Main Division,
CMDA, Chennai-8.
2. The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN11/00122/2021		PP/NHRB/C/642/2019 - 05/04/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N11	N153	05/07/2021	09/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Mrs. SOWDAMANI-1B, CASA BLANCE II, No:16, FREDRICK AVENUE, THIRU MOORTHY NAGAR, NUNGAMBAKKAM, CHENNAI-600034.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:S.No: 291/1A, 298/1, BHARATHIYAR STREET &, KAAVYA GARDEN PHASE 2 2ND STREET AGATHIYAR STREET,PORUR,PORUR, Chennai, 600116	
Building License Fees		1619300	
Road cut charges - CMWSSB SEWERAGE		17100	
Road cut charges - CMWSSB WATER		12800	
Road cut charges - TNEB		12800	
Scrutiny Fees		600	
Tentative improvement charges		580300	
Workers Welfare Board		1999500	
மொத்தக் கட்டணம்/ Total (In Rs.)		4242400	

Amount (in words): Rupees Forty Two Lakhs Forty Two Thousands Four Hundred Only

Payment Details:

DD Number: 553419

Amount 4242400
(In Rs.):

Date: 27/04/2021 Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு
Permit Valid upto

04/07/2026
04/07/2026



Digitally Signed by Umapathy
Date: 05-Jul-2021 (11:57:59)

Executive Engineer (T.P.)



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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with smart tools



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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[+91 9996 12 9996](tel:+919996129996)
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