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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/S/0267/2024** Date : 26-06-2024

To

M/s.Meera Homes

Rep by its Proprietor Thiru.K.Sivakumar

GPA for 1. Shyam Sundar and 2. Vasanthi Sureshkumar

Plot No.10, Ganesh Avenue, Pallikaranai, Chennai – 600 100.

Email: meerahomes_siva@yahoo.co.in

Contact No: 9710101034

Sir,

Sub: CMDA – Area Plans Unit - NHRB (South) - Planning Permission Application for the proposed construction Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwellings Availing Premium FSI at Plot No.1, 2 & 3 in Sabari Nagar Layout, Plot No.37, Manohar Nagar Layout, VGP Shanthi Nagar Main Road, VGP Shanthi Nagar 4th Street, Sabari Nagar Chellamuthu Street, Varadarajan Nagar 2nd Street, Pallikaranai, Chennai Comprised in S.Nos. 616, 618/2, 618/3 (Document), S.No.616/9, 618/11, 618/17, 618/3A4A2 (Patta) of Pallikaranai Village within the limit of Greater Chennai Corporation – Remittance of DC & Other charges – DC advice Sent – Reg.

Ref:

1. PPA received in SBC. No. CMDA/PP/NHRB/S/0267/2024 Dated 09/04/2024.
2. This office Call for Particulars letter even no. (via online) Dated 16.05.2024
3. Applicant letter with Particulars and revised plan (via online) Dated 29.05.2024
4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
5. G.O.Ms.No.85, H&UD Department dated 16.5.2017
6. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
7. 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
8. CMDA office order No.7/2019, dated.12.03.2019

Planning Permission Application for the proposed construction Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwellings Availing Premium FSI at Plot No.1, 2 & 3 in Sabari Nagar Layout, Plot No.37, Manohar Nagar Layout, VGP Shanthi Nagar Main Road, VGP Shanthi Nagar 4th Street, Sabari Nagar Chellamuthu Street, Varadarajan Nagar 2nd Street, Pallikaranai, Chennai Comprised in S.Nos. 616, 618/2, 618/3 (Document), S.No.616/9, 618/11, 618/17, 618/3A4A2 (Patta) of Pallikaranai Village within the limit of Greater Chennai Corporation is under process. To process the application, it is mandatory to make the payment through Online PPA Portal (https://onlineppacmda.tn.gov.in) for the following Charges and generate the receipt through the same. Any other mode of Payments shall not be entertained.

The Professionals who have registered as Registered Engineer/Architect, Registered structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

Sl. No.	Charges	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.2,839.00 R.t No CMDA/PP/Ch/14381/2024,dt 29 May, 2024	
II	Balance Scrutiny Fees		Rs.3,000.00
III	Development charges for land per Sq. m. And Development charges for building per Sq. m.		Rs.35,000.00
IV	Regularisation charge for land		Rs.91,000.00
V	Security Deposit for Building		Rs.5,34,000.00
VI	Security Deposit for Display Board		Rs.10,000.00
VII	Security Deposit for Septic Tank / STP		Rs.21,000.00
VIII	I & A Charge		Rs.8,64,000.00
IX	Premium FSI Charges		Rs.96,63,000.00
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 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 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.

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,

Signature Not Verified
Name :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :06/26/2024 11:32:48 AM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 26 June, 2024

For

Chief Planner

Area Plan Unit

Copy to:

1.The Chief Accounts Officer,
(Accounts Main Division),
CMDA, Chennai-600 008.
2.The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai-600 003.

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.

File No. : **CMDA/PP/NHRB/S/0267/2024** Date : 08/07/2024

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Chennai-600 003.

Sir,

Sub: CMDA - Area plans Unit - NHRB (South) – Planning Permission for the proposed construction Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwellings Availing Premium FSI at Plot No.1, 2 & 3 in Sabari Nagar Layout, Plot No.37, Manohar Nagar Layout, VGP Shanthi Nagar Main Road, VGP Shanthi Nagar 4th Street, Sabari Nagar Chellamuthu Street, Varadarajan Nagar 2nd Street, Pallikaranai, Chennai Comprised in S.Nos. 616, 618/2, 618/3 (Document), S.No.616/9, 618/11, 618/17, 618/3A4A2 (Patta) of Pallikaranai Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA received in SBC. No. CMDA/PP/NHRB/S/0267/2024 Dated 09/04/2024.
2. This office Call for Particulars letter even no. (via online) Dated 16.05.2024
3. Applicant letter with Particulars and revised plan (via online) Dated 29.05.2024
4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
5. G.O.Ms.No.85, H&UD Department dated 16.5.2017
6. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
7. 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
8. CMDA office order No.7/2019, dated.12.03.2019
9. This office DC advice letter even No. dated 26.06.2024 sent to the applicant through online
10. Applicant paid the DC and other charges to CMDA through online dated 04.07.2024

Planning Permission Application for the proposed construction Stilt floor + 5 floors (Height – 18.30m) Residential Building with 20 dwellings Availing Premium FSI at Plot No.1, 2 & 3 in Sabari Nagar Layout, Plot No.37, Manohar Nagar Layout, VGP Shanthi Nagar Main Road, VGP Shanthi Nagar 4th Street, Sabari Nagar Chellamuthu Street, Varadarajan Nagar 2nd Street, Pallikaranai, Chennai Comprised in S.Nos. 616, 618/2, 618/3 (Document), S.No.616/9, 618/11, 618/17, 618/3A4A2 (Patta) of Pallikaranai Village within the limit of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter in the reference 9th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.5,676.00	CMDA/PP/Ch/13735/2024 & dt. : 03 April, 2024
II	Scrutiny Fees	Rs.2,839.00	CMDA/PP/Ch/14381/2024 & dt. : 29 May, 2024
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
IV	Development charges for land per Sq. m.	Rs.5,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024

V	Development charges for building per Sq. m.	Rs.30,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
VI	Regularisation charge for land	Rs.91,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
VII	Security Deposit for Building	Rs.5,34,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
IX	Security Deposit for Septic Tank / STP	Rs.21,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
X	I & A Charge	Rs.8,64,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
XI	Premium FSI Charges	Rs.96,63,000.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/14749/2024 & dt. : 04 July, 2024

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0411/2024 dated 08/07/2024** in **Planning Permit No. OL-01037** are sent herewith. The **Planning Permit** is valid for the period **from 08/07/2024 to 07/07/2032**.
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.
6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Engineer / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.
7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

   Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter

settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. **As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.**
9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. The Applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz. namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA

13.The Professionals who have registered as Registered Engineer/Architect, Registered structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

Yours faithfully,

Signature Not Verified
Name :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :07/09/2024 7:40:43 AM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 09 July, 2024

For

Chief Planner

Area Plan Unit

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.M/s.Meera Homes
Rep by its Proprietor Thiru.K.Sivakumar
GPA for 1. Shyam Sundar and 2. Vasanthi Sureshkumar
Plot No.10, Ganesh Avenue, Pallikaranai, Chennai – 600 100.
Email: meerahomes_siva@yahoo.co.in
Contact No: 9710101034

2.The Member Appropriate Authority
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai – 600 034.

3.The Commissioner of Income Tax
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600 034.

4.The Deputy Planner,
Enforcement Cell (Central),
CMDA, Chennai – 600 008.

5.The Chairperson,
TNRERA
Door No.1A, Ist Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



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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

Verified RealEstate™

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

3/350/2 Mettukuppam,
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