



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

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

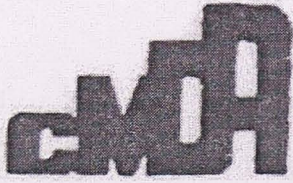
hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





G3 (N) (MSB)



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. CMDA/PP/MSB/N/0004/2020

Dated. .09.2020

To

M/s.Casa Grande Millenia Pvt Ltd.,

(GPA for M/s.Arul Jothi Brick Works & 14 others)

NPL Devi, 3rd Floor, New No. 11, Old No. 59,

L.B. Road, Thiruvanmiyur, Chennai – 600 041.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division — Planning Permission Application for the Construction of **Combined Basement floor + Combined Ground floor** with Gym, Club House & 18 Dwelling units; **Tower – A** : 1st floor to 7th floor + 8th floor(Part) with 64 Dwelling units; Tower – B : 1st floor to 7th floor + 8th floor(Part) with 64 Dwelling units (Totally 146 Dwelling units) and Swimming Pool at 2nd floor level above Indoor Games & incidental activities at Survey No. **79 & 80** of **Nolambur village**, Annamalai Avenue, Chanakyan cross Road, Maduravoyal Taluk, Greater Chennai Corporation, Chennai applied by **M/s.Casa Grande Millenia Pvt Ltd.,** (GPA for M/s.Arul Jothi Brick Works & 14 others) - Advice sent - Reg.

- Ref: 1) Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0004/2020 dt.03.01.2020.
- 2) Traffic Police NOC Letter Rc. No. Tr./License/95/2327/2020 dt.08.02.2020.
- 3) Agenda & Minutes of 255th MSB Panel meeting held on 19.02.2020.
- 4) This office letter even No. dt.28.02.2020 addressed to the applicant.
- 5) Applicant letter dt.12.03.2020 enclosing revised Plans and other enclosures.
- 6) AAI NOC ID : CHEN/SOUTH/B/021920/450348 dt.24.02.2020 (Requested Height : 61.70m).
- 7) This office letter even No. dt.20.03.2020 addressed to the Government.
- 8) Government Letter (Ms) No. 120, H&UD (UD 1) Department dt.17.08.2020.

The Revised Planning Permission Application for the Construction of **Combined Basement floor + Combined Ground floor** with Gym, Club House & 18 Dwelling units; **Tower – A** : 1st floor to 7th floor + 8th floor(Part) with 64 Dwelling units; Tower – B : 1st floor to 7th floor + 8th floor(Part) with 64 Dwelling units (Totally 146 Dwelling units) and Swimming Pool at 2nd floor level above Indoor Games & incidental activities at Survey No. **79 & 80** of **Nolambur village**, Annamalai Avenue, Chanakyan cross Road, Maduravoyal Taluk, Greater Chennai Corporation, Chennai applied by **M/s.Casa Grande Millenia Pvt Ltd.,** (GPA for M/s.Arul Jothi Brick Works & 14 others) is under process. To process the application further, you are requested to remit the



following by **9 (Nine)** 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):

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.5,25,000/- (Rupees Five lakh and twenty five thousand only)
ii)	Balance Scrutiny Fee	Rs.30,000/- (Rupees Thirty thousand only)
iii)	Regularisation charge for land	Rs.13,90,000/- (Rupees Thirteen lakh and ninety thousand only)
iv)	OSR charges	Nil
v)	Security Deposit for Building	Rs.67,75,000/- (Rupees Sixty seven lakh and seventy five thousand only)
vi)	Security Deposit for STP	Rs.1,50,000/- (Rupees One lakh and fifty thousand only)
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)
vii)	IDC payable to MD, CMWSSB	Nil
viii)	Infrastructure & Amenities Charges	Rs.1,03,75,000/- (Rupees One crore three lakh and seventy five thousand only)
ix)	Shelter Fee	Rs.1,07,50,000/- (Rupees One crore seven lakh and fifty thousand only)
x)	Premium FSI charges	Nil
xi)	Flag Day Contribution (by Cash)	Rs.500/- (Rupees Five hundred only)

2. 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.

3. 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.

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. i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building, at the rate of 15% per annum for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.
- iii) Accounts Division shall work out the interest and collect the same along with the charges due.
- iv) No interest is collectable for security deposit.
- v) 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.
- vi) **For all PPAs for which DC advice has been issued and for which the timeline for payment expires on or after 25.03.2020, six months time from 25.03.2020 is granted for such payment of all fees and charges without levy of interest. This relaxation for payment of all fees and charges shall be applicable for DC advice issued till 30.09.2020.**

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 DR 4(i) d of Annexure-III:-
- 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 Multi-storied Building both qualified Architect and qualified structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.
- iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan, similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
- iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising



the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

- v) 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.
- vi) 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. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.
- vii) 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.
- viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- ix) 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.
- x) The new building should have mosquito proof overhead tanks and wells.
- xi) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- xiii) a) Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
b) Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-storied buildings, Special buildings and Group developments.
- xiv) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF & PWD 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 DR, 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, Greater Chennai corporation.

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

- 1) Revised Plans has the following drafting defects:
 - (i) Rainwater Harvesting is not provided as per TNCD&BR 2019.
 - (ii) Setback measurements to be mentioned at all crucial points.
 - (iii) Proposal Title and Area statement requires correction.
 - (iv) Existing Ground level to be mentioned in both Section & Elevation and Total Height of the Building to be mentioned from the existing Ground level.
 - (v) Clear dimensions to be mentioned for Cut out area in all floor plans.
 - (vi) Provision for Solar assisted water heating system to be provided as per Rule No. 44 of TNCD&BR.
 - (vii) Dimensions and Texts are to be legible in the site plan.
- 2) NOCs from DF&RS, ~~IAF~~ & Environmental Clearance are to be furnished.
- 3) OSR Area 1 & 2 and Access Road Portion are to be Gifted to CMDA through registered Gift Deed.
- 4) Structural Design report along with drawing vetted by PWD to be obtained before issue of Planning Permission.
- 5) The extended basement top slab below the external circulation at ground level should be designed to withstand the Fire Fighting vehicular loads. To this effect an under taking to be furnished by both the applicant and the registered Structural Engineer.
- 6) 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. An undertaking to this effect to be furnished.

Yours faithfully,

2/2

for **MEMBER-SECRETARY**

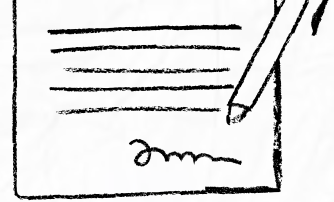
Copy to:

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

2/9/2020

03/09/2020

03/09/2020



our services doesn't just end there



Buying & Selling Services

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



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



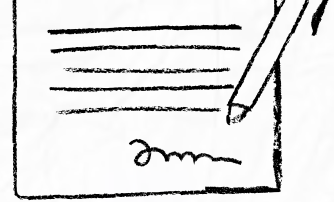
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

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



Ownership, Compliance & Legal Verification

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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate