



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
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(Development Charges Letter)

File No. : **CMDA/PP/HRB/N/0622/2022**

Date : 22-01-2024

To

M/s. Rainbow Foundations Ltd
(GPA Holder for M/s Abirami Theaters Private Ltd.,)
No.4, Thanikachalam Street,
T. Nagar,
Chennai – 600 017.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – The Planning Permission application received for revised proposal for the construction of High Rise Building for commercial cum residential building with Combined Double Basement Floor (Parking) + Stilt Floor(Parking) over and above 2 Towers each with 1st Floor (2 dwelling units, Shops – 3 Nos, Gym, Swimming Pool, Multipurpose Hall, Dining & Home Theatre) + 2nd & 3rd Floor (6 dwelling units & Shops – 3 Nos in each floor) + 4th Floor to 17th Floor + 18th Floor (part) Residential buildings with 126 dwelling units at New Door No. 302/1 & 2, 304 (Old Door No. 152, 152/1 & 2) Purasawakkam High Road, Kilpauk, Chennai – 10 comprised in R.S.No.3048 (Old S.No.63), Block No.49 of Purasawakkam Village, within the limits of Greater Chennai Corporation - Remittance of DC & Other charges – DC advice Sent - Reg

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0622/2022 dated 29.10.2022.
 2. AAI NOC issued in NOC ID: CHEN/SOUTH/B/030519/376906 dt. 06.03.2019.
 3. IAF NOC issued in letter no. TAM/5218/1/ATC (PC-10/19) dt. 15.03.2019.
 4. Police (Traffic) NOC issued in Letter No. Tr./License/251/5763/2019 dt. 04.04.2019 obtained for the earlier approval.
 5. DF&RS NOC issued in Letter R. Dis. No.4620/C1/2019 & R. Dis. No.4749/C1/2019 - PP. NOC. No.49/2019 dated 12.04.2019.
 6. Minutes of the 248th MSB Panel meeting held on 28.02.2019.
 7. This office Letter No.C3(N)/0033/2019, dated: 06.06.2019 addressed to the Principal Secretary to Government, Housing and Urban Development Department.
 8. Govt. Letter (Ms) No. 111 H & UD (UD-1) Department dated 31.07.2019.
 9. Earlier Planning Permission issued in PP. No. C/PP/MSB/58 (A to I)/2021 in Letter No. C3(N)/033/2019 dated 01.12.2021.
 10. Minutes of the 268th MSB Panel meeting held on 24.11.22.
 11. Amendment NOC for the revised proposal issued by DF & RS in Letter No. C1/18668/2022 dt.25.01.2023.
 12. CMRL NOC issued for the revised proposal issued in Letter No. CMRL/CON/DES/NOC/215/2021 dt. 06.02.2023.

13. Environmental clearance (EC) for the revised proposal issued in Letter No. SEIAA-TN/F.No. 9522/EC/8(a)/905/2022 dated 08.02.2023.
14. Government Order in G.O.(Ms) No. 65 H & UD (UD I) Department dated 21.04.2022.
15. Government Order in G.O.(Ms) No. 69 H & UD (UD I) Department dated 03.07.2023.
16. This office letter even no dated 14.06.2023
17. This office letter even no addressed to Govt dated 14.7.2023
18. Letter No 1296/UD-1 / 2023-1 received from Govt dated 06.10.2023.
19. Letter received from applicant dated 13.10.2023
20. This office letter even no addressed to Govt dated 30.10.2023
21. Letter No 185 H&UD(UD -1) Dept dated 21.12.2023.

The Planning Permission application received for the Building – for revised proposal for the construction of High Rise Building for commercial cum residential building with Combined Double Basement Floor (Parking) + Stilt Floor(Parking) over and above 2 Towers each with 1st Floor (2 dwelling units, Shops – 3 Nos, Gym, Swimming Pool, Multipurpose Hall, Dining & Home Theatre) + 2nd & 3rd Floor (6 dwelling units & Shops – 3 Nos in each floor) + 4th Floor to 17th Floor + 18th Floor (part) Residential buildings with 126 dwelling units at New Door No. 302/1 & 2, 304 (Old Door No. 152, 152/1 & 2) Purasawakkam High Road, Kilpauk, Chennai – 10 comprised in R.S.No.3048 (Old S.No.63), Block No.49 of Purasawakkam Village, within the limits of Greater Chennai Corporation is under process. To process the application, it is mandatory to make the payment through Online Gateway viz Internet Banking, RTGS in the Online Process to avail the receipt through the 'Online PPA' software.

The following charges are calculated after deducting the Fees and charges collected in the earlier approval in Planning Permission No. C/PP/MSB/58 (A to I) /2021, Permit No. 14511 vide Lr.NoC3(N)/0033/2019 dated 01.12.2021.

Sl. No.	Charges	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.17,243.00 R.t No CMDA/PP/Ch/11294/2023,dt 07 July, 2023	
II	Balance Scrutiny Fees		Rs.8,000.00
III	Development charges for land per Sq. m. And Development charges for building per Sq. m.		Rs.2,00,000.00
IV	OSR Charges		Rs.6,75,000.00
V	Security Deposit for Building		Rs.90,80,000.00
VI	Security Deposit for Display Board		Rs.10,000.00
VII	I & A Charge		Rs.60,00,000.00
VIII	Premium FSI Charges		Rs.20,37,20,000.00
IX	Shelter Charges		Rs.1,55,60,000.00
X	IDC - CMWSSB (For sewerred area only)		Rs.23,15,000.00
XI	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.
- 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

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 High Rise Building, Registered Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) and Registered Quality Auditor (RQA) 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) and Registered Quality Auditor (QA) 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) and Registered Quality Auditor (QA) 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) 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
- b) 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 The Commissioner Greater Chennai Corporation.

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 22 January, 2024

For

Member Secretary

CMDA

Copy to:

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

