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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

Letter No. C3(S)/14609/2014

Dated: 30.12.2015

To,
The Commissioner
Kundrathur Panchayat Union
@ Padappai
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - MSB (S) Division - Planning Permission Application for Revision and additions to the earlier approved Construction of Combined Basement floor for Block 1 to 13, club House 1 & 2; **Block 1 to 13** – Ground floor + 6 floors each – Residential Buildings with inter-connection at 3rd to 5th floor level between blocks 1&2, 2&3, 3&4, 5&6, 6&7, Departmental store at Ground floor of Block – 7 & Restaurant at Ground floor of Block - 13; **Block-14 (LIG block)** – Stilt floor + 7 floors Residential building (**Totally 1312 Dwelling Units**) and **Club House 1 & 2** – Ground floor+ 3 floors each with Gym, Restaurant, Multipurpose Hall & Swimming Pool at Thirumudivakkam main road, Survey No.124/2, 228/2, 229/3, 230, 231/1,2, 232/1B,2, 233/1B,2B, 241, 242/1A, 243/1,2A,2B, 244, 248/2A2,2A3A of Thirumudivakkam village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, Chennai applied by **M/s.Amar Prakaash Developers Pvt. Ltd** – Approved - Final plan forwarded to Local body for issue of building Licence – Reg.

- Ref:**
1. Planning Permission Application received in APU No. MSB/2013/000303 dated 20.03.2013.
 2. Earlier Planning Permission issued in PP No. C/PP/MSB-IT/83 - 1 to 54/2012 vide letter No.C3/ 14257/2011 dt.6.12.2012 based on Government letter (Ms) No. 181, H&UD Department dt.13.8.2012.
 3. OSR Area admeasuring an extent of 5049.00 Sq.m. gifted to CMDA through gift Deed Doc.No. 6571/2012 dt.22.10.2012 while obtaining earlier approval.
 4. Link Road Area (1482.30 Sq.m.) & Street Alignment Portion (38.70 Sq.m.) gifted to CMDA through gift Deed Doc.No. 6572/2012 dt.22.10.2012 while obtaining earlier approval.
 5. NOC from AAI issued in letter No. AAI/SR/NOC/RHQ, Case No. MM 012/2012 dated 5.1.2012 (Requested Height of 37.90m)

6. NOC from IAF issued in letter No – TAM/5219/1/ATC, dated 13.1.2012
7. NOC from PWD issued in letter No. T5(7)/002401-A/Inundation point/2012/dated 14.2.2012
8. NOC from CMWSSB issued in letter No.CMWSSB/P&D/EE-III/SP/33(2011-12/2012, dated 18.01.2012.
9. Agenda and Minutes of 216th MSB Panel meeting held on 31.05.2013.
10. Applicant Letter dated 14.6.2012.
11. This Office letter No. C3/5071/2013, dt. 01.7.2013, addressed to Government.
12. Government Letter (MS) No. 17, H&UD (UD I) Department dt.27.1.2014
13. CMWSSB NOC Letter No. CMWSSB/P&D/EE-III/STP/31 (2013-14)/CMDA/2013 dt.28.06.2013.
14. NOC from Traffic Police issued in letter RC No. Tr./Licence/463/17791/2013 dt. 04.09.2013
15. DF&RS NOC letter K.Dis. No. 8888/C1/2013, dated 17.9.2013
16. This office DC advice letter, dated 1.2.2014
17. Applicant letter dated 4.2.2014.
18. This office revised DC advice letter dated 8.2.2014.
19. Applicant letter dated 14.2.2014.
20. This office letter even No. dt. 5.3.2014.
21. Applicant letter dt.28.03.2014.
22. Court order dated 26.6.2015 in W.P. No. 15833/2015
23. Applicant letter dated 24.8.2015, enclosing Bank Guarantee vide LG No. 37/15, dated 22.8.2015 issued by Indian Overseas Bank, MID Corporate branch, Chennai-600 006
24. Applicant letter dated 16.9.2015
25. Applicant letter dated 28.9.2015 enclosing copy of Environmental Clearance.
26. Court order dated 11.9.2015 in W.P. No. 8739/2014.
27. Applicant letter dated 26.10.2015, 05.11.2015, 13.11.2015 & 25.11.2015.

The Planning Permission Application received in the reference 1st cited for the Revision and additions to the earlier approved Construction of Combined Basement floor for Block 1 to 13, club House 1 & 2; **Block 1 to 13** – Ground floor + 6 floors each – Residential Buildings with inter-connection at 3rd to 5th floor level between blocks 1&2, 2&3, 3&4, 5&6, 6&7, Departmental store at Ground floor of Block – 7 & Restaurant at Ground floor of Block - 13; **Block-14 (LIG block)** – Stilt floor + 7 floors Residential building (**Totally 1312 Dwelling Units**) and **Club House 1 & 2** – Ground floor+ 3 floors each with Gym, Restaurant, Multipurpose Hall & Swimming Pool at Thirumudivakkam main road, Survey No.124/2, 228/2, 229/3, 230, 231/1,2, 232/1B,2, 233/1B,2B, 241, 242/1A, 243/1,2A,2B, 244, 248/2A2,2A3A of Thirumudivakkam village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, Chennai has been examined and Planning Permission was issued based on the Government approval accorded in the reference 12th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government Agencies in the references 5th, 6th, 7th, 8th, 9th, 13th, 14th, 15th, 16th, 18th & 25th cited.

2. The applicant has remitted the following charges, after adjusting the remittance already made while obtaining the earlier Planning Permission in the reference 2nd cited:

Sl. No.	Charges	Amount already remitted for earlier approval in file No. C3/14257/2011		Balance amount remitted for the present revised proposal	
		Amount	Receipt No. & Date	Amount	Receipt No. & Date
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs. 27,80,000	3678 dt.06.11.2012	Rs.1,00,000	4883, dt. 04.02.2014
2.	Scrutiny Fee	Rs. 95,000		Rs.2,50,000	
3.	Regularisation charge	Rs. 15,40,000		-	-
4.	Security Deposit (For Building)	Rs. 1,61,80,000	370 dt.06.11.2012.	Rs.6,40,000	SD/600, dt. 04.02.2014
5.	Security Deposit (For STP)	Rs.13,30,000		-	
6.	Security Deposit for Display Board	Rs.10,000		-	-
7.	Balance Security Deposit (For Building)			Rs.5,04,00,000	As per Court order dated 26.6.2015 in W.P. No.18533/2015, the applicant has furnished Bank Guarantee
8.	Infrastructure & Amenities Charges	Rs. 4,45,30,000	3679 dt.06.11.2012	-	-
9.	Premium FSI charge	Rs. 19,11,90,000	3680 dt.06.11.2012	-	-

3. The applicant has furnished Bank Guarantee in **LG No.37/2015**; dated 22.08.2015 issued by Indian Overseas Bank, Mid Corporate branch, Chennai-600 006 for an amount of **Rs.5,04,00,000/-** (Rupees five crore and four lakh only) towards balance Security Deposit for Building based on the Hon'ble High Court order dated 26.6.2015 in W.P. No.18533/2015.

4. The applicant in the reference 17th, 19th & 27th cited, has furnished an undertaking to abide by the terms and conditions put forth by CMDA & other Government agencies in the references 5th, 6th, 7th, 8th, 9th, 13th, 14th, 15th, 16th, 18th & 25th cited.

5. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service. The Sewage Treatment Plant should be maintained by the applicant/developer until the same is handed over to the Resident Association.

6. 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of DR and enforcement action will be taken against such development.

7. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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.

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 connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. 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 Surveyor / 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, Structural Engineer and Construction Engineer has furnished necessary certificates for structural sufficiency as well as for supervision in the prescribed formats in the reference 17th cited.

8. 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 /

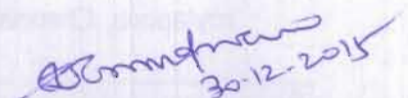
competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

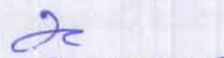
9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. Two sets of approved plans numbered as **C/ PP/ MSB/54 (S-1 to S-49)/2015**, dated **30.12.2015** and **Planning Permit No. 9044** are sent herewith. The Planning Permit is valid for the period from **30.12.2015 to 29.12.2018**.

11. This approval is not final. The applicant has to approach the Commissioner, Kundrathur Panchayat Union at Padappai for issue of Building Permit under the Local Body Act.

Yours faithfully,


30-12-2015
for **MEMBER-SECRETARY**


30-12-2015

Encl:

- 1) Two sets of approved plans
- 2) Two copies of Planning Permit

Copy to :

1. **M/s. Amarprakash Developers Pvt Limited**
No. 412/7, G.S.T Road
Near Balaji Bhavan
Chrompet, Chennai – 600 044.
2. **The Deputy Planner,** (with one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
4. **The Director of Fire & Rescue Service** (with one set of approved plans)
Greens Road, Chennai-600 006.

-
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.
-
6. **The Additional Deputy Commissioner
of Police (Traffic),**
Vepery, Chennai-600 007.
-
7. **The Chief Engineer,**
TNEB, Chennai-600 002.
-
8. **Thiru. K. Dineshkumar., B.Arch.,** - **By Speed Post**
A.I.I.A.,
Registered Architect CA/2009/45788
Class-I, Licensed Surveyor No.R.A.606
Taamaesek Engineering consortium,
5, bishop wallers avenue,
mylapore, Chennai.
-
9. **C.Boopalan, M.E.(Struct),B.E.,(Civil),** - **By Speed Post**
Structural Consultant,Class- I L.S. No.1615
Corporation of Chennai,
CBN Consulting Engineers
17/9, G.Floor, 3rd Cross Street,
Shastri Nagar, Adyar,
Chennai -600 020.
-
10. **Thiru.M.Gopal Samy,** - **By Speed Post**
Site Engineer
No.A-303, TRC Apartment,
Thirumudivakkam
Chennai – 600 044.
-

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. **9044**

Date of Permit **30.12.2015**

CIPP/M38/54 (S-1 to S-49)/2015

File No. **C3(S)/14609/2014**

M/s. AMAR PRAKAASH

Name of Applicant with Address. **DEVELOPERS Pvt. Ltd.**

Rep. by its M.D. Thiru. Aadarsh Kumar Sarana,

No. 412/7, G.S.T. Road,

Chromapet, Chennai - 44

Date of Application.....

Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

Site Address..... **As per Annexure enclosed**

Division No.....

Development Charge paid Rs. **1,00,000/-** Challan No. **4883** Date **4.02.2014**

PERMISSION is granted to the ~~layout/sub-division of land/~~
~~building construction/change in use of land/building~~ according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on **29/12/2018**
the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
Authority before the expiry date. If it is not renewed before the said date fresh.
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

Grant. Lr(MS) No. 17, H & UO

(UOI) Dept dt. 27.01.2014

For MEMBER SECRETARY

3014

Date of Permit 30-12-2015

C197/M&B/24 (2-1 to 3-4P) 2015

File No. C3(2) 114607/2015

ANAND PRAKASH

CONDITIONS

- Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

Permission is granted to the layout and division of land for the purpose of change in use of land according to the provisions of the plan attached hereto and subject to the conditions specified below.

24/12/2015

The planning permission shall be completed as per plan before the expiry of the validity of the permission. If the permission is not completed within the validity of the permission, the permission shall be deemed to be withdrawn. If the permission is not completed within the validity of the permission, the permission shall be deemed to be withdrawn. If the permission is not completed within the validity of the permission, the permission shall be deemed to be withdrawn.

FOR MEMBER SECRETARY

20-12-2015

20-12-2015

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No. 9044

C/PP/MSB/54 (S-1 to S-49)/2015

File No. **C3(S)/14609/2014**

Date of Permit: **.12.2015**

M/s.Amar Prakaash Developers Pvt.Ltd represented by it

Managing Director, Thiru.Aadarsh Kumar Surana,

Area Plans Unit – MSB(South) Division - Planning Permission Application for Revision and additions to the earlier approved Combined Basement floor for Block 1 to 13, club House 1 & 2; **Block 1 to 13** – Ground floor + 6 floors each – Residential Buildings with inter-connection at 3rd to 5th floor level between blocks 1&2, 2&3, 3&4, 5&6, 6&7, Departmental store at Ground floor of Block – 7 & Restaurant at Ground floor of Block - 13; **Block-14 (LIG block)** – Stilt floor + 7 floors Residential building **(Totally 1312 Dwelling Units)** and **Club House 1 & 2** – Ground floor+ 3 floors each with Gym, Restaurant, Multipurpose Hall & Swimming Pool at Thirumudivakkam main road, Survey No.**124/2, 228/2, 229/3, 230, 231/1,2, 232/1B,2, 233/1B,2B, 241, 242/1A, 243/1,2A,2B, 244, 248/2A2,2A3A** of Thirumudivakkam village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, Chennai.

Permit Expires on 29.12.2018

[Signature]
30.12-2018
AP-MSB
D. 28/12/15

ANNEXURE

FORM – I

FORMAT FOR DISPLAY OF PARTICULARS OF DEVELOPMENT PERMITTED (MULTI – STORIED - IT – BUILDING & SPECIAL BUILDINGS)

DEVELOPMENT :

Planning Permission Application for Revision and additions to the earlier approved Combined Basement floor for Block 1 to 13, club House 1 & 2; **Block 1 to 13** – Ground floor + 6 floors each – Residential Buildings with inter-connection at 3rd to 5th floor level between blocks 1&2, 2&3, 3&4, 5&6, 6&7, Departmental store at Ground floor of Block – 7 & Restaurant at Ground floor of Block - 13; **Block-14 (LIG block)** – Stilt floor + 7 floors Residential building (**Totally 1312 Dwelling Units**) and **Club House 1 & 2** – Ground floor+ 3 floors each with Gym, Restaurant, Multipurpose Hall & Swimming Pool at Thirumudivakkam main road, Survey No. **124/2, 228/2, 229/3, 230, 231/1,2, 232/1B,2, 233/1B,2B, 241, 242/1A, 243/1,2A,2B, 244, 248/2A2,2A3A** of Thirumudivakkam village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, Chennai.

-
- | | |
|--|---|
| 1. Name and Address of the Promoter/ Developer/ Owner : | M/s.Amarprakaash Developers Pvt Ltd

No. 412/7, G.S.T.Road,
Chrompet, Chennai – 44. |
| 2. Name and address of Architect / Licensed Surveyor : | Ar. K. Dineshkumar,
Taamaesek Engineering consortium,
5, bishop wallers avenue,
mylapore, Chennai. |
| 3. Type of construction permitted as per the approval plan : | |
| 4. Details of approval | |
| a) Chennai Metropolitan Development Authority Planning Permission No. and date | e/pp/MSB 54 S.118 S.49 2015
dated: 30.12.2015 |

b) Chennai Corporation B.L. and PPA : ~~G/PP/MSB-TT/83-1 to 54/2012~~
No. and Date.

c) Local Body Approval No. :

5. Details of setback space provided as per approval

- a) North : 7.2M
- b) South : 7.2 M
- c) East : 7.7 M
- d) West : 7.2 M

6. Details of car parking / Two Wheeler :
parking etc. Provided as per approved plan.

- Car Parking : 782 Nos.
- TW Parking : 1803 Nos.

7. Details of provision of Transformer in :
Ground floor as per approved plan.

Transformer yard of size 4.00mx10 .00m is provided.

8. Details of Provisions of Stanby :
Generator Room and Meter room as per approved plan

Open DG set provided

9. Details of provision of lifts as per :
approved plan

2 Nos. of Lifts provided in each block.

10. Details of provision of Fire safety :
arrangements to be made within the building

Provided as per the Norms

11. Details of Provisions of water for :
drinking purpose as well as other purpose.

Bore well and sumps are provided.

Details of area of construction and usage permitted in cash floor as per approved plan:

OVER ALL STATEMENT

Floor	Total Area	Deduction	Non-Fsi	Parking	Fsi area	Parking	FSI Area	D.unit
			100%	10%	Bal			
BLOCK-1	46002.72	610.55	147.01	492.31	275.2	36742.49	7735.16	81
BLOCK-2	9109.92	545.22	127.82	56.27	299.22	0	8081.39	82
BLOCK-3	8871.3	550.94	127.82	56.24	296.35	0	7839.95	82
BLOCK-4	3546.48	244.51	51.17	30.81	114.08	0	3105.91	41
BLOCK-5	10294.98	634.68	134.19	58.24	371.22	0	9096.65	101
BLOCK-6	8633.67	449.02	131.95	49.78	301.81	0	7701.11	88
BLOCK-7	5424.29	418.57	137.2	40.45	164.41	0	4663.66	53
BLOCK-8	9795.13	650.74	126.98	49.16	336.03	0	8632.22	94
BLOCK-9	10574.88	740.37	134.05	53.78	346.9	0	9299.78	95
BLOCK-10	9710.21	612.87	133.35	53.53	330.99	0	8579.47	95
BLOCK-11	7390.69	675.41	125.37	41.85	235.45	0	6312.16	67
BLOCK-12	12207.59	966.72	134.33	53.79	398.72	0	10654.03	101
BLOCK-13	9603.65	566.97	132.16	51.33	327.25	0	8525.94	93
BLOCK-14	14926.16	1078.22	121.68	42.12	0	1727.37	11956.77	224
LINK FLATS	3089.08	0	0	0	147.5	0	2941.58	15
CLUB-1	1499.68	14.44	0	88.09	0	0	1397.15	0
CLUB-2	1742.88	14.44	0	61.91	0	0	1666.53	0
TOTAL	172423.31	8773.67	1765.08	1279.66	3945.13	38469.36	118189.91	1312

Total FSI area : 118189.91 Sq.m.

For AMAR PRAKASH DEVELOPERS PVT. LTD.

DIRECTOR
Signature of Owner/
Promoter/
Developer of Building

Ar. K. DINESHKUMAR, B. Arch., A.I.I.A.,
Registered Architect CA/2009/46788
Class-I Licensed Surveyor No. R.A.606
Taamaesek Engineering Consortium
No. 5, Bishop Wallers Avenue West,
Chennai - 600 004

Signature of Architect

Engineer/Licensed

Surveyor

Signature of Planning

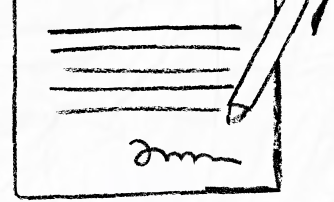
Authority of

Chennai Metropolitan

Development Authority.

C. BOCHAPPAN (Struct. B.E., (Civil))
Consultant
Class-I Licensed Surveyor No. 1615
Chennai
CBM Consulting Engineers
17/19, G. 17th, 3rd Cross Street,
Shastri Nagar, Ayyar, Chennai - 20.

Handwritten signature and date
28/12/15



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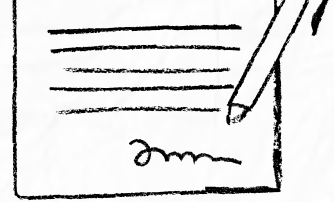
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Vastu & Property Management Tools

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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