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THIRUMUDIVAKKAM PANCHAYAT

Temporary Receipt

Receipt No. 2776

Date: 30.06.2016.

Received a Cheque / Demand Draft for Rs. 2,15,550.1-.....

Rupees Two Lakh Fifteen Thousand Five Hundred and fifty.....only)

bearing No. 019614.....Dt. 27.06.2016.....From.....

.....AMAR PRAKASH DEVELOPERS (P) LTD.....for.....

.....plan permit.....purpose for the year 2016-17.....

proper receipt will be issued soon after the Collection of the above Cheque / Demand draft.

For 

President / E.O.

Thirumudivakkam Panchayat,
Chennai-44

தலைவர் / செயல் அலுவலர்
முதல் நிலை கிராம ஊராட்சி
தலைவர்/செயல் அலுவலர்
திருமுடிவாக்கம் ஊராட்சி
குன்றத்தூர் ஒன்றியம்

விடுநர்

திரு / திருமதி . N.K. லாகதிநாசன்
B.A

செயல் அலுவலர்

கிடுகிடுவாக்கம்

ஊராட்சி

பெறுநர்

திரு / திருமதி அமர் பிரகாஷ் டெலுஸ்டர்ஸ்,
42, இராஜகிரி பிளாஸ் டோம்,
கிரோம்பேட்டை, ரெண்டை - 600 044



குன்றத்தூர் ஊராட்சி ஒன்றியம் : 03/2016-2017

அய்யா / அம்மையர்,

நாள் : 30-06-2016

511/241

பொருள் : வரைபட அனுமதி குன்றத்தூர் ஒன்றியம் - கிடுகிடுவாக்கம்

ச.எண் 255/1A2, 1B, 2A2, 2B2/1A1B, 1B2, 2, 252/2, 259/2, 266, 261/1, 506,
507, 510, 511/1, 2A2, 2B2, 2B2, 3A, 3B, 512/1, 2, 3, 511/2A1

.....ல் விடு / கட்டிடம் கட்ட. ஒப்புதல் கோரியது. கட்டணங்கள் செலுத்த கோருதல் தொடர்பாக.

பார்வை : 1. தங்கள் விண்ணப்பம் நாள் : 27-06-2016

2. அரசாணை எண். 255/ ஊ. வ. துறை நாள் : 18.08.1997

பார்வை 1ல் கண்ட தங்களின் விடு / கட்டிடம் கட்டும் வரைபட அனுமதி விண்ணப்பத்தின் பேரில் ஒப்புதல் வழங்க வேண்டி கீழ்க்கண்டவாறு கட்டணங்கள் செலுத்தக் கேட்டுக்கொள்ளப்படுகிறது.

1. சென்னை பெருநகர் வளர்ச்சி குழு கட்டணம்

2. ஓ. எஸ். ஆர் கட்டணம்

(மனையின் தற்போதைய மான்கெட் மதிப்பில் 10%சதவிகிதம்)

3. ரெகுலேஷன் கட்டணம்

நிலத்திற்கு 1 சமீட்டருக்கு ரூ. 5/- வீதம்

4. வளர்ச்சிக் கட்டணம்

நிலம் : 1ச மீட்டருக்கு ரூ. 3/- வீதம்

கட்டிடம் : 1ச மீட்டருக்கு ரூ. 7.50 வீதம்

II. ஊராட்சி கட்டணம்

கட்டிடம்

1சதுர மீட்டருக்கு ரூ. 10/- வீதம்

கிணறு

மதில் சுவர் கட்ட

ஆய்வுக் கட்டணம் 1437 X 150

கழிப்பிடம் ஒன்றுக்கு ரூ. 50/- வீதம்

வரைபடம், கூடுதல் நகல்கள் ஒப்பொன்றுக்கும் ரூ. 10/வீதம்

மறைநீர் சேமிப்புக் கலன் அமைக்க ரூ. 200

கட்டிட தொழிலாளர் நல நிதி தொகை மொத்தம் ரூ. 2,15,550.00

(MWGW TAMIL NODU CWWB CHENNAI - 8.)

மேற்கூறப்பட்டுள்ள கட்டணங்களில் சென்னை பெருநகர் வளர்ச்சிக் குழுமத்தின் கட்டணங்கள் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிகுழுமம், சென்னை - 8 என்ற முகவரிக்கு ஏதேனும் ஒரு தேதிய மயமாக்கப்பட்ட வங்கியிலிருந்து தனித்தனி வங்கி வரைவுகளாக பெற்று இவ்வலுவலகத்தில் ஒப்படைக்க வேண்டும்.

ஊராட்சி கட்டணத்தினை, வங்கி வரைவு பெற்று இவ்வலுவலகத்தில் ஒப்படைக்கவேண்டும்.

மேற்கூறிய கட்டணங்கள் செலுத்திய பின்னரே ஒப்புதல் வழங்கப்படும் எனத் தெரிவித்துக் கொள்ளப்படுகிறது.

தலைவர்/செயல் அலுவலர்
திருமுடிவாக்கம் ஊராட்சி
குன்றத்தூர் ஒன்றியம்

BY SPEED POST

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

Letter No. EC/C-I/1493/2016 Dated : 31.05.2016

To

The Commissioner,
Kundrathur Panchayat Union,
Padappai, Chennai.

Sir,

Sub: CMDA – Enforcement Cell (Central-I) - Renewal of Planning Permission for the proposed additional construction of 5th floor to 7th floor over the already approved Stilt floor + 4 floors for Block A to J, P, Q & R (572 dwelling units) and proposed construction of Stilt floor +7 floors of Block K to O residential building with 865 dwelling units (Totally 1437 dwelling units); Club House Block of Stilt floor + 5 floors and School Building Block of Ground floor + 3 floors at S.No.255/1A2,1B, 2A2, 262/1A1B, 2B2, 3 258/2, 259/2, 260, 261/1, 506, 507, 510, 511/1, 2A1, 2A2, 2B1, 2B2, 3A, 3B, 512/1, 2, 3 of Thirumudivakkam village, Thirumudivakkam Main Road, Chennai -
– Renewed - Final plan forwarded to Local body for issue of building License
– Reg.

Ref:

1. Renewal of Planning Permission Application received on 28.01.2016.
2. Approval issued in this letter No.BC1/7001/2011 dated 18.05.2012.
3. NOC from WRD (PWD) letter No.T5(5)/002401B/Inundation of Point/2012 dated 14.02.2012.
4. NOC from DF&RS in Lr.K.Dis.No.11479/C1/2012, PP.NOC NO.121/2012 dt.28.6.2012.
5. NOC from Traffic Police in letter Rc.No.Tr./License/528/21005/2012 dt. 17.07.2012.
6. NOC from CMWSSB in Lr.No.CMWSSB/ P&D/EE-III/STP/34(2012-13/CMDA/2012 dt.01.08.2012.
7. NOC from CMWSSB in Lr.No.CMWSSB/ P&D/EE-III/SP/19(2012-13/CMDA/2012 dt.27.07.2012.
8. NOC from AAI in letter Ref.No.AAI/SR/NOC/RHQ/Case No.MM468/2012 dt. 10.08.2012.
9. IAF NOC in letter No.TAM/5219/1/ATC dated 17.7.2012.
10. Government Letter (Ms) No.259 dt. 06.12.2012.
11. This office DC advice letter No.C3/8247/2012 dated 29.10.2012.
12. Applicant's letter dated 14.02.2013 & 15.2.2013

13. Planning Permission issued in PP No.C/PP/MSB-IT/10/1 to 46/2012 in letter No.C3/8247/2012 dated 20.03.2012.

The Renewal of Planning Permission Application received in the reference 1st cited, for the proposed additional construction of 5th floor to 7th floor over the already approved Stilt floor + 4 floors for Block A to J, P, Q & R (572 dwelling units) and proposed construction of Stilt floor + 7 floors of Block K to O residential building with 865 dwelling units (Totally 1437 dwelling units); Club House Block of Stilt floor + 5 floors and School Building Block of Ground floor + 3 floors at S.No.255/1A2, 1B, 2A2, 262/1A1B, 2B2, 3 258/2, 259/2, 260, 261/1, 506, 507, 510, 511/1, 2A1, 2A2, 2B1, 2B2, 3A, 3B, 512/1, 2, 3 of Thirumudivakkam village, Thirumudivakkam Main Road, Chennai.

2.	The applicant has remitted the following charges :-		
S. No.	Description	Amount remitted in file No.BC1/7001/2011	Amount remitted in file No.C3/8247/12
1.	Development charges for land and building under Sec.59 of the T&CP Act, 1971	Rs. 3,50,000/- (Rupees Eight lakh and fifty thousand only) remitted in Receipt No. 5532 dt.30.03.2012	Rs.18,70,000/- (Rupees Eighteen lakhs and seventy thousand only) in Receipt No. 5317 dt.14.02.2013.
2.	Scrutiny fee	---	Rs.2,00,000/- (Rupees Two lakh only) in receipt No. 5317 dt.14.2.2013
3	Security Deposit (for Building)	Rs. 30,00,000/- (Rupees Thirty Lakhs only) remitted in Receipt No. 573 dt.30.03.2012	Rs.1,16,95,000/- (Rupees One crore, sixteen lakh and ninety five thousand only) in Receipt No. 564 dt.14.02.2013.
4	Security Deposit (for Display Board)	Rs. 10,000/- (Rupees Ten thousand only) remitted in Receipt No. 573 dt.30.03.2012	Rs. 10,000/- (Rupees Ten thousand only) in Receipt No. 564 dt.14.2.2013.
5.	Security Deposit for STP	Rs. 5,72,000/- (Rupees Five Lakh seventy two thousand only)	Rs. 10,75,000/- (Rupees Ten Lakh seventy five thousand only)

		remitted for earlier approval in Receipt No. 573 dt.30.03.2012	
6.	Infrastructure & Amenities Charges	Rs. 1,65,00,000/- (Rupees One crore sixty five lakhs only) remitted for earlier approval in Receipt No. 5533 dt.30.03.2012.	Rs. 2,72,15,000/- (Rupees Two crore seventy two lakhs fifteen thousand only) in Receipt No. 5318 dt.14.02.2013.
7.	Premium FSI charges	-----	Rs. 14,72,00,000/- (Rupees Fourteen crore and seventy two lakhs only) in Receipt No. 5319 dt.14.02.2013.

3. The applicant has furnished undertaking to abide by the terms and conditions imposed in PWD NOC in the reference 3rd cited and also furnished an undertaking in the reference 12th cited to abide by the terms and conditions put forth by CMDA, DF&RS, CMWSSB, AAI, IAF Tambaram and Traffic Police in the reference 4th, 6th, 7th, 8th & 9th cited.
4. The applicant has to construct the R.C.C. Box Culvert across the field supply and catch drain of size 1.50m X 1.20m all around the site boundary connecting to the Thiruncermalai - Pallavaram road drain. Proper filling level and other condition to be adhered as imposed by the PWD conditions in the reference 3rd cited before issue of Completion Certificate.
5. The Localbody 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.
6. The renewal of Planning Permission 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.
7. As far as, the Structural Stability aspect of the building is concerned, it

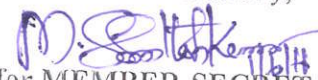
falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision 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 Engineer / License Surveyor / Architect who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings.

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 consider only the aspect on 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. Two sets of Renewed plans are numbered as C/PP/MSB/IT/33 1 to 46/2016 Planning Permit No. 9079 dt.31.05.2016 are sent herewith. The Planning Permit is valid for the period from 20.02.2016 to 19.02.2019.
- 10 This approval is not final. The applicant has to approach the Commissioner, Kundrathur Panchayat Union, for issue of building permit under the Local Body Act.

Yours faithfully,


for MEMBER-SECRETARY.


1.6.16

Copy to:

- ✓ 1. M/s.Amarprakash Developers(P) Ltd.,
No.42, Rajendra Prasad Road,
Chrompet,
Chennai – 600 044.

2. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
3. The Director of Fire & Rescue Service
P.B.No.776, Egmore, Chennai-8.
4. The Chief Engineer, CMWSSB, No.1, Pumping
Station Road, Chintadripet, Chennai-2
5. The Additional Deputy Commissioner of Police
(Traffic),
New Commissioner Office,
5th floor, Poonamallee High Road, Vepery,
Chennai-7.
6. The Chief Engineer,
TNEB,
Anna Salai, Chennai-2.

RENEWAL OF P.P.
Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

9079

C/PP/MSB-IT/33-1 to 46/2016 Date of Permit **31/05/2016**

File No.

EC/C-I/1493/2016

Name of Applicant with Address

**m/s. Amar prakash
Developers pvt. Ltd.**

NO. 42, R.P. Road,

Chrome pet, Chennai-44

Date of Application

28.01.2016

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

construction of 5th floor to 7th floor over the already approved

Site Address

**Stilt + 4F for Blocks A to J & P to R and proposed
construction of Stilt + 7F of Blocks K to O. Residential bldgs
with 1437 DU's, GF + 3F School Block, SF + 5F Club House**

Division No.

**at S.N.S. 255/1A2, 1B, 2A2, 262/1A1B, 2B2, 3, 258/2, 259/2
260, 261/1, 506, 507, 510, 511/1, 2A1, 2A2, 2B1, 2B2, 3A, 3B,
512/1, 2, 3 of Thirumudivarkam village, Chennai.**

Development Charge paid Rs.

18,70,000/-

Challan No.

5317 Date **14.2.2013**

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

19/02/2019

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.

**Govt. Lr. MS (No): 259
Dt. 06.12.2012 H&UD (UD) dept**

For MEMBER SECRETARY

21/5/16

RENEWAL OF R.P.
Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T. & C. P. Act 1971)

PERMIT NO. 9073

C/PP/W28-IT/33-1504/2010 Date of Permit 31/02/2010

File No. EC/C-I/1423/2010
M/s. Anand Prakash Pvt. Ltd.

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 or 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 building construction as shown in the plan attached hereto and subject to the condition overhead.

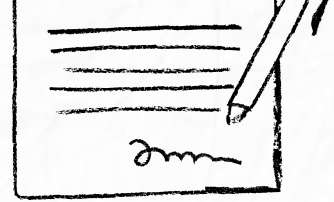
P/02/2010

3. The permit expires on...
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.

For MEMBER SECRETARY

govt. (M. W. No. 22) 1504/2010

15/5/10



our services doesn't just end there



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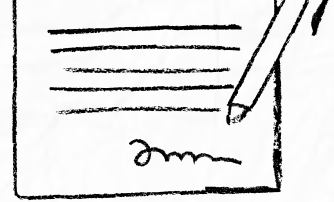
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Vastu & Property Management Tools

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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