

BY REGD. POST WITH ACKNOWLEDGEMENT DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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Egmore, Chennai - 600 008

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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 6049.00 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 /

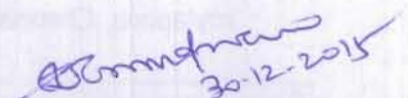
competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

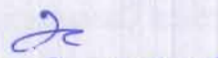
9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

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,


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.