

From
The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi Irwin Road,
Egmore, Chennai-600 008.



To
The Commissioner,
Corporation of Chennai,
Chennai - 600 003.

Lr.No.C3/3464/97

Dated : 19.12.97.

Sir,

Sub: CMDA - Area Plans Unit - Multi-storeyed building -
Planning Permission - Proposed construction of
Basement + Ground + 15 Floors residential building
and Ground Floor service block at S.No.16/5, 17/1A,
17/4A, 17/4C and 17/5 of Koyambedu Village -
Inner Ring Road - Chennai - Approved.

Ref: Applicant PPA received on 13.5.96.

2. Government Lr.(MS) No.86 H&UD Dept. dt.21.2.97
3. This office Lr.No.C3/3464/97, dated 6.3.97.
4. Metro Water Lr.No.MMWSSB/WSE.II/PP/501/96,
dt.1.10.96.
5. The High Court Orders in W.P.No.12340 of 1997
dt. 18.10.97.
6. This office Lr.No.C3/3464/97, dt.21.4.97.
7. Your Lr.No.WDC No.D11/198/97, dt.29.10.97.

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The Planning Permission Application received in the
reference cited for the construction of Basement + Ground + 15
Floors Residential Building and Ground Floor Service Block at
S.No.16/5, 17/1A, 17/4A, 17/4C and 17/5 of Koyambedu Village
Inner Ring Road, Chennai has been approved subject to the
conditions that the open space reservation reserved in the site
under reference should be taken over by Commissioner, Corporation
of Chennai as indicated in this Office Lr.6th cited, and the
conditions incorporated in the reference 2nd and 3rd cited
before issuing the Building Permit. The High Court in the
reference 5th Cited has directed CMDA to pass final orders within
one month from the date of receipt of Court Order.

2. The Applicant has remitted the following
charges.

- | | |
|---------------------------|--|
| 1. Development Charges | .. Rs.1,14,000/-
(Rupees One Lakh and
Fourteen Thousand only) |
| 2. Scrutiny Charges | .. Rs.39,500/-
(Rupees Thirty Nine
Thousand & Five hundred
only) |
| 3. Regularisation Charges | .. Rs.1,44,000/-
(Rupees One Lakh
and Forty Four
Thousand only) |

in Challan No. 81879 dated 16.4.97 accepting the condition
stipulated by CMDA vide in the reference 3rd cited and furnished
Bank Guarantee for a sum of Rs.39,87,000/- (Rupees Thirtynine
Lakhs and Thirty seven thousand only) towards Security Deposit
for Building which is valid up to 14.4.2002.

3. As per the Chennai Metropolitan Water Supply
& Sewerage Board's Letter cited in the reference 4th, the
promoter has to submit the necessary sanitary application
directly to Metro Water and only after due sanction he/she can
commence the internal sewer works.

...p.to

In respect of water supply, it may be possible for Metro Water to extend water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirement of water for other uses the Promoter has to ensure that he/she can make alternate arrangements. In this case also, the Promoter should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, over head tanks and septic tanks are hermitically sealed with proper protected vents to avoid mosquito menace.

4. The applicant should obtain concurrence from Directorate of Fire Service after completion and before occupation of the building. Two sets of approved plans, numbered as C/PP/MSB/14A to L/97, Planning Permit No.19761 dated 19.12.97 are sent herewith. The Planning Permit is valid for the period from 19.12.97 to 18.12.2000.

5. The approval is not final. The applicant has to approach the Chennai Corporation for issue of Building Permit under the respective Local Body Acts, only after which the proposed construction can be commenced. A Unit of the Chennai Corporation is functioning at CMDA 1st Floor itself for issue of Building Permit.

6. With reference to the particulars called for in your office letter dated 29.10.97 the following are stated.

Item No.1. A copy of the plan showing the sub-division details as furnished by the applicant is enclosed herewith.

Item No.2. The applicant has furnished Notarised Affidavit dated 29.5.96 is enclosed.

Item No.3. The OSR area forwarded in this office letter 6th cited abuts the public road and having a frontage of 10 mts. You are requested to take over the OSR as indicated in the reference 6th cited.

Yours faithfully,

L. Aravind
15/12/97
for MEMBER-SECRETARY.

- Encl:
1. Two sets of approved plan.
 2. Two copies of Planning Permit.
 3. Copy of the High Court Orders in WP No.12340 dt.18.10.97.
 4. Copy of the plan showing the subdivision details.
 5. Notarised Affidavit.

Copy to: 1. Thiru Sudhir Kumar Guptha,
No.1, Rajammal Street,
T. Nagar,
Chennai - 600 017.