

From

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
No.1, Gandhi-Irwin Road,  
Egmore, Chennai-600 008.

To

The Commissioner,  
Corporation of Chennai,  
Ripon Buildings,  
Chennai-600 003.

Letter No.B2/29232/2002, dated:06-01-2003

Sir,

Sub: CMDA - Planning Permission - Construction  
of Stilt Floor Parking+4F building (Office+  
Professional Office) at Door No.150 and 151,  
Usman Road, T.Nagar, Chennai-17, T.S.No.5227  
and 5228, Block No.119 of T.Nagar - Approved.

- Ref: 1. PPA received on 20-08-2002 in SMC No.696.  
2. Applicant's letter dated 20-09-2002 and  
23-09-2002.  
3. Applicant's letter dated 28-10-2002.  
4. Applicant's letter dated 07-11-2002.  
5. This Office letter even No. dt.19-11-2002.  
6. Applicant's letter dated 03-12-2002 and  
18-12-2002.

The Planning Permission Application and Revised Plan  
received in the reference 1st and 6th cited for the construction  
and development at Stilt Floor Parking+4 Floors (Office+Profes-  
sional Office) at Door No.150 and 151, Usman Road, T. Nagar,  
Chennai-17, T.S.No.5227, 5228, Block No.119 of T.Nagar has been  
approved subject to the conditions incorporated in the reference.

2. The applicant has accepted to the conditions as  
stipulated by CMDA vide in the reference 5th cited and has  
remitted the necessary charges in Challan No.B-15401, dated  
03-12-2002 including Security Deposit for building Rs.1,50,000/-  
(Rupees one lakh fifty thousand only) and Security Deposit for  
Display Board of Rs.10,000/- (Rupees ten thousand only) in cash.

3. a) The applicant has furnished a Demand Draft in  
favour of Managing Director, Chennai Metropolitan Water Supply  
and Sewerage Board for a sum of Rs.1,89,500/- (Rupees one lakh  
eighty nine thousand five hundred only) towards water supply and  
Sewerage Infrastructure Improvement charges in his letter dated  
04-12-2002.

b) With reference to the sewerage system the promoter  
has to submit the necessary sanitary application directly to Metro  
Water and only after due sanction he can commence the internal  
sewer works.

c) 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 requirements of water for other uses, the promoter has  
to ensure that he 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 overhead tanks and septic tanks  
are, hermitically sealed off with properly protected vents to avoid  
mosquito menace.

p.t.o..





4. Non provision of Rain Water Harvest Structures as 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 Development Control Rules, and enforcement action will be taken against such development.

5. Two copies/sets of approved plans numbered as Planning Permit No.8/Spl.Bldg./07/2003 A&B, dated 06-01-2003 are sent herewith. The Planning Permit is valid for the period from 06-01-2003 to 05-01-2006.

6. This approval is not final. The applicant has to approach the Chennai Corporation for issue of building permit under the Local Body Act, only after which the proposed construction can be commenced.

Yours faithfully,

FOC for MEMBER-SECRETARY.  
8/11/03  
MMMS  
8/11/03

- Encls:-
1. Two copies/sets of approved plans.
  2. Two copies of planning permit.

Copy to:-

- 1) M/s. Alpha Realty,  
Suite-5, 4th Floor,  
Thevar Plaza,  
1/A, Nungambakkam High Road,  
Nungambakkam, Chennai-600 034.
- 2) The Deputy Planner,  
Enforcement Cell,  
CMDA, Chennai-600 008.  
(with one copy of approved plan)
- 3) The Member,  
Appropriate Authority,  
108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600 034.
- 4) The Commissioner, of Income-Tax,  
168, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600 034.

sr.7/1.