

From

To

Plan-car - AL-Scan

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

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

Retake

Letter No.C3/19578/2003, Dated:14.6.2004.

Sir,

Sub: CMDA - Area Plans Unit - Multi Storeyed Building- Planning Permission - For the proposed construction of Stilt + 7Floors (part) office cum professional office building at T.S.No.5227 & 5228, Block No.119, Door No.150 & 151, North Usman Road, T. Nagar, Chennai-17. Approved & Sent - Regarding.

- Ref: 1. PPA received on 24.7.2003.
2. This office letter to Govt. dated.28.1.2004.
3. Govt.letter (MS)No.21. HAUD dept., dated.22.1.2004.
4. This office DCadvise to applicant in lr.even No.dated.6.12.2004.
5. Applicant letter dated.19.2.2004 &16.4.2004.
6. This office letter even No.dated. 19.5.2004 to the applicant.
7. Applicant letter dated.25.5.2004.
8. DFS remarks in letter No.13841/E1/ 2003, dated.24.9.2003.
9. Chennai Corpn., remarks in WDC dated. 28.8.2003. ^{No D11/5942/03}
10. Earlier pp issued in this office letter No.B2/29232/2002, dated.26.1.2003.

The Planning Permission application received in the reference cited for the construction of Stilt + 7Floors (part) office cum professional office building at T.S.No.5227 & 5228, Block No.119, Door No.150 & 151, North Usman Road, T. Nagar, Chennai-17 has been approved subject to the conditions incorporated in the references 3rd,4th,8th and 9th cited.

2. The applicant has remitted the following charges:

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|------|--|---|
| i) | Balance Development Charge | : Rs. 63,000/- (Rupees Sixty three thousand only) |
| ii) | Balance scrutiny Charge | : Rs. 7,000/- (Rupees seven thousand only) |
| iii) | Balance security Deposit | : Rs. 3,21,000/- (Rupees Three Lakhs twenty one thousand only) |
| iv) | Display Deposit | : Rs. 10,000/- (Rupees Ten thousand only) remitted in receipt No.29760, dated. 24.2.2004. |
| v) | Balance Infrastructural Development Charge | : Rs. 1,10,500/- (Rupees One Lakh ten thousand and five hundred only) Paid the D.No.132140 dated. 19.2.04 favour of MD., CMWSSB, Chennai-600 002. |

accepting the conditions stipulated by CMDA vide in the reference fourth cited.

3. 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.

...2...

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 applications. It shall be ensured that all wells, overhead tanks and septic tanks are hermitically sealed with proper protected vents to avoid mosquito menace. 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 DCR and enforcement action will be taken against such development.

4. Two sets of approved plans, numbered as C/PP/MSB/16 A/C/2004 Planning Permit No.000393 dated.14.6.2004 are sent herewith. The planning permit is valid for the period from 14.6.2004 to 13.6.2007.

5. This 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.

Your's faithfully,

S. Srinivasan
FOR MEMBER-SECRETARY. 16/6/2004

- Encl: 1. Two sets of approved plans.
2. Two copies of Planning permit.

Copy to:

1. M/s. Alpha Realty,
Flat No. 5, 4th Floor, Javeer Plaza,
1A, Nungambakkam High Road,
Chennai-600 034.
2. The Deputy Planner,
Enforcement Cell,
OMDA, Chennai-8. (with one copy of approved plan).
3. The Chairman,
Appropriate Authority,
No. 108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
4. The Commissioner of Income Tax,
108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
5. The Director of Fire & Rescue Service,
P.B.No. 776, Egmore, Chennai-600 008.
6. The Chief Engineer, CMWSSB,
No. 1, Pumping Station Road,
Chindrapet, Chennai-600 002.
7. The Deputy Commissioner of Police (Traffic),
Vepery, Chennai-600 007.
8. The Chief Engineer,
Tamil Nadu Electricity Board,
Chennai-600 002.