

From

To

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

The Commissioner,
Villivakkam Panchayat Union,
At Ambathur,
Chennai-600 053.

Letter No.B3/33682/2004, Dated:15.9.2005.

Sir,

Sub: CMDA - Area Plans Unit - Planning permission
Proposed construction of 4 Block of Stilt
Floor + 4Floors and one Block of Basement
Floor part + ~~Stilt~~ Floor part + Ground
Floor part + 4Floors with 118 dwelling
units, Gym and Library at S.No.255/1A and
255/2, Nolambur Village, Chennai - Approved
Regarding.

- Ref: 1. PPA received in SBC No.1162/2004
dated.8.11.2004.
2. This office letter even No.dated.
14.2.2005.
3. Applicant letter dated.10.5.2005
along with revised plans.
4. This office letter even No.dated.
27.4.2005.
5. Applicant dated Nil revised on 4.5.2005
along with revised plan.
6. This office letter even No.dated.
23.5.2005.
7. Applicant letter dated.9.6.2005.
8. This office letter even No.dated.
27.6.2005.
9. Applicant letter dated.4.7.2005,
24.8.2005.
10. Metro Water letter No.CMWSSB/P&P/STP/
07/2005 dated.9.9.2005.

The planning Permission Application and Revised Plan received in the reference 1st & 5th cited for the construction of 4 Blocks of Stilt Floor + 4Floors and 1 Block of Basement Floor part + Stilt Floor part + Ground Floor part + 4Floors with 118 dwelling units Gym and Library at S.No.255/1A and 255/2 Nolambur Village, Guruswamy Road, Chennai has been approved subject to the conditions incorporated in the reference 6th cited. The applicant has to construct the sewage Treatment plant as per the design enclosed along with the reference 10th cited and put it into function before occupation on the building. The applicant has gifted Open Space Reservation area to Chennai Metropolitan Development Authority.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 7th cited and has remitted the necessary charges in Challan No.4215 dated.9.6.2005 including Development charge for land and building Rs.2,05,000/- (Rupees Two Lakhs and five thousand only) Balance Scrutiny fee Rs.13,000/- (Rupees Thirteen thousand only) Regularisation charges Rs.69,000/- (Rupees sixty nine thousand only) 50%Security Deposit for sewage and Treatment plant Rs.60,500/- (Rupees Sixty thousand and five hundred only) and security Deposit for Display Board Rs.10,000/- (Rupees Ten thousand only) and furnish Bank Guarantee No.2005/9 dated.8.7.2005 from Andhara Bank, Adyar Branch for 50% SD Sewage Treatment plant of Rs.60,500/- (Rupees Sixty thousand and five hundred only) and Bank Guarantee No.2005/10 dated.8.7.2005 from Andhara Bank, Adyar Branch for Security Deposit for building of Rs.8,40,000/- (Rupees Eight Lakhs and forty thousand only) as ordered in the High Court of Chennai in WP No.18281 of 2005 dated.31.5.2005 and WP No.

18282 of 2005 dated.31.5.2005 respectively. These Bank Guarantees are valid till 7.7.2010.

3. The Local Body is requested to ensure Water Supply and sewerage disposal facility for the proposal before issuing building permit.

Sewage Treatment Plant

4. The Up-Flow-Filter to be initially maintained by the Promoter till the Residents Association is formed and take over it.

5. 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.

6. Two sets of approved plans numbered as Planning permit No.B/Special Building/332 A to N/2005 dated.15.9.2005 are sent herewith. The planning permit is valid for the period from 15.9.2005 to 14.9.2008.

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

Yours faithfully,

R. Shrinivasan 16/9/05

for MEMBER-SECRETARY.

- Encl: 1. Two sets of approved plans.
- 2. Two copies of Planning Permit, 16.9.2005
- 3. Metro Water letter No.CMWSSB/P&D/STP/07/2005.

Copy to:

- 1. Thiru T. Chitty Babu, M/s. Akshaya Homes, GPA Holder for M/s Indus Properties, No.22, IInd Street, Nehru Nagar, Adyar, Chennai-600 020.
- 2. The Deputy Planner, Enforcement Cell (North) CMDA, Chennai-600 008. (with one copy of approved plan).
- 3. The Member, Appropriate Authority, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
- 4. The Commissioner of Income-Tax, No.168, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

16/9/05