

From

TO

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.

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Letter No.C3/13752/2004, Dated:4.1.2006.  
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Sir,

sub: CMDA - Area Plans Unit - MSB & IT Dn., -  
Planning Permission - for the proposed  
construction of Ground Floor + 9Floors  
Residential Apartments (46 dwelling units)  
and Bank in First Floor at R.S.No.410/1,  
Velachery Bye Pass Road, Velacheri, Chennai  
Approved and sent - Regarding.

- Ref: 1. PPA received on 5.5.2004.  
2. Govt.letter(MS)No.231 dated.5.7.05  
from H&UD department.  
3. This office DC advise to the applicant  
dated.22.7.2005.  
4. Applicant letter dated.19.11.2005,  
23.11.2005 & 21.12.2005.  
5. DFS Remarks in letter No.8691/E1/2004  
dated.24.6.2004.  
6. DC(T) Remarks in letter RC.No.JCT/s1/  
893/10454/2004, dated.26.4.2005.  
7. Chennai Corpn. remarks in letter WDC No.  
D11/4962/2004 dated.4.1.2005.  
8. CRAC.NOC. in letter No.DET/S&AN/CN1/TE-  
192/9 dated.24.8.2005.  
9. AAI NOC in letter No.AAI/20012/14/2005  
NOC dated.8.4.2005.

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The Planning Permission Application received in the  
reference cited for the construction of Ground Floor + 9Floors  
Residential Apartments (46 dwelling units) and Bank in First  
Floor at R.S.No.410/1, Velacheri Bye Pass Road, Velacheri, Chennai  
has been approved subject to the conditions incorporated in the  
references 3rd and 5th to 9th cited.

2. The applicant has remitted the following charges:

1. Development Charge : Rs.1,00,000/- (Rupees One Lakh only)
2. Balance Scrutiny Charge : Rs.6,000/- (Rupees six thousand only)
3. Regularisation Charge : Rs.50,000/- (Rupees Fifty thousand only) Remitted in receipt No.8222 dt.21.11.2005.
4. S.D. for Display Board : Rs.10,000/- (Rupees Ten thousand only) Remitted in receipt No.8773 dt.21.12.2005.
5. Infrastructure Development Charge : As per order High Court in WP No.24804 & 24805 of 2005 dt.3.8.05 applicant furnished BG for 50% IDC (Rs.2,10,500/-) vide BG No.2543/LGO/5905 Valid for 5 years.and Balance 50%IDC of Rs.2,10,500/- (Rupees Two Lakhs ten thousand only) vide D.D.No.726375 dt. 19.11.2005 drawn in favour of MD, CMWSSB, Chennai-2.

accepting, the conditions stipulated by CMDA vide in the reference

3rd cited and furnished Bank Guarantee for a sum of Rs. 6,58,000/- (Rupees six Lakhs and fifty eight thousand only) towards security Deposit for building which is valid upto 27.8.2010; BG No.2543/LGO/6005, dated.27.8.2005 from Punjab National Bank, Chennai-34 based on High Court order dated. 15.11.2005 in WP No.27161 of 2005.

3. 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.

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/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 applications. It shall be ensured that all wells, over head tanks and septic tanks are hermetically 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/51A/F/2005 Planning Permit No.002062 dated.4.1.2006. are sent herewith The planning permit is valid for the period from 4.1.2006 to 3.1.2009.

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.

Yours faithfully,  
*S. Suresh*  
for MEMBER-SECRETARY.

- Encl: 1. Two sets of approved plans,
- 2. Two copies of planning Permit.

Copy to:

- 1. Thiru Kishorekumar Gokaldas (POA)  
GP.No.5, Bishopwallers Avenue (East)  
Mylapore, Chennai-4.
- 2. The Deputy Planner,  
Enforcement Cell(South)  
CMDA, Chennai-8 (with one copy of approved plan)
- 3. The Chairman,  
Appropriate Authority,  
No.108, Mahatma Gandhi Road,  
Nunganbakkam, Chennai-34.
- 4. The Commissioner of Income Tax,  
108, Mahatma Gandhi Road,  
Nunganbakkam, Chennai-34.
- 5. The Director of Fire & Rescue service,  
P.B.No.776, Egmore, Chennai-8.
- 6. The Chief Engineer, CMWSSB,  
No.1, Pumping Station Road, Chindadripet, Chennai-2.
- 7. The Joint Commissioner of Police(Traffic)  
Vepery, Chennai-7.
- 8. The Chief Engineer, TNEB, Chennai-2.
- 9. The Deputy Commissioner of police (Traffic)(south)  
Vepery, Chennai-7.