

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

To
 The Commissioner,
 Corporation of Chennai
 Chennai - 600 003

Letter No. B1/1061/2005.

Dated: 11-05-2006.

Sir,

Sub: CMDA - Area Plans Unit - Planning permission - proposed construction of residential group development comprising of 5 Blocks with 164 dwelling units in total at S.no: 390/1 part, 390/2,3,4,5, 395/1, 396/1,2,3,4,5, 398/3 and 398/10 Velachery main road, Velachery village, Chennai - Approved - Reg - Approved - reg

- Ref: 1) PPA received in SBC/Green Channel No. 41/2005. dt 12.1.2005.
 2) T.O. to even no dt 8.7.05.
 3) Rf received on 21.3.05.
 4) T.O. to even no dt 23.9.05.
 5) Appx to dt 28.11.2005.

PR 12/5
DESPATCHED

The planning permission application received in the references... 1, 2, 3, 4 cited for the ^{proposed} construction of ^{and revised plans} residential group development comprising of 5 Blocks with 164 dwelling units in total at S.no: 390/1 part, 390/2,3,4,5, 395/1, 396/1,2,3,4,5, 398/3 and 398/10 Velachery main road, Velachery village, Chennai - ~~Chennai~~, has been approved subject to the conditions incorporated in the reference ... 4, 5 cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference ... 4, 5 cited and has remitted the necessary charges in Challan No. C 8327 dated 28.11.05 including Development Charges for land and building Rs. 24,000/- (Rupees Twenty Four thousands only) ^{in cash} Regularisation Charges Rs. (Rupees.) Open Space Reservation charges Rs. (Security Deposit for building Rs. (and Display Deposit of Rs. 10,000/- (Rupees Ten thousand only) and SD for Septic Tank Rs. () in cash.

Earlier the applicant while obtaining planning permission... 2/- vide P.P.No: B/Spl/164/258 A To J/2004 in S.no: B2/17731/2003 dt 26.5.2004 has remitted the charges and deposits in challan no. B 31114 dt 26.3.2004 i.e. Development charges for land & building of Rs. 2,38,000/- (Rupees Two lakhs and thirty eight thousands only) and security deposit for display Board of Rs. 10,000/- (Rupees Ten thousands only) in cash. The above said

and regularisation charges for land of Rs. 2,35,000/- (Rupees Two lakhs and thirty three thousands only)

Charges and deposits. Has adjusted for this revised proposal for additional construction.

Earlier, the applicant has submitted Bt for SO for building for an amount of Rs. 9,52,000/- from Bank of Baroda, Thiruvalluvarpet, Ch. 5 branch vide BG-no: 808/JVT/BG/32122 p dt 26.3.04 ^{per the Hon'ble High Court orders in W.P.M.P.no: 6106/04 dt 10.3.04} ~~W.P.M.P.no: 573/04 dt 10.3.04. The said Bt was not adjusted for the revised proposal.~~ (XX)

The same has been intimated to M.D. CMSSB in this file no. B1/106/05 dt 15.06.

3.a) The applicant has furnished a Demand Draft in favour of M.D. CMSSB for a sum of Rs. ~~a copy of Hon'ble High Court orders, dt 24.10.05 in W.P.M.P.no: 36442 of 2005 in W.P.M.P.no: 33505 of 2005~~ ^{improvement charges} towards water supply and sewerage ~~improvement charges~~ in his letter dated ~~3.6.04~~ ^{3.6.04} ~~of 2005~~ ^{of 2005} ~~in W.P.M.P.no: 33505 of 2005~~ ^{wherein interim direction has been given to issue PP without insisting for payment of Rs. 9,62,000/- in full towards M.D.C.} (XX)

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/she 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 sum for the above premises for the purpose of drinking and cooking only and confined 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 application. It shall be ensured that all wells, overhead tanks and septic tanks are hermitically sealed of with properly protected vents to avoid mosquito menace.

4) Non-provision of Rain water Harvest structure 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) ^{Sets} Two copies of approved plans numbered as planning permit No. B /Spl.Bldg/210 A To K /2006, dated ~~10.5.2006~~ ^{10.5.2006} are sent herewith. The planning permit is valid for the period from ~~10.5.2006~~ ^{10.5.2006} to ~~10.5.2009~~ ^{10.5.2009}.

b) ^{Sets} This revised earlier approval issued vide P.P.no: B/106/05/258 A To J in L.No: B2/13331/03 dt 26.5.2006 and the said earlier approval is hereby cancelled.

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

7) The Local Body is requested to monitor the buildings and ensure that the constructions are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,

^{11/5106}
for MEMBER-SECRETARY

- ^{Sets}
Encl: 1) Two copies of approved plans
2) Two copies of planning permit

Copy to:

- 1) Thiru. M. Chandru
^{120/11, 2nd main road, Chendrikavagan, Adiyar, Chennai - 600020.}
- 2) The Deputy Planner, Enforcement Cell, CMDA, Chennai -8
(with one copy of approved plan)
- 3) The Member, Appropriate Authority, 108, Mahatma Gandhi Road, Nungambakkam, Chennai -34
- 4) The Commissioner of Income Tax, 108, Mahatma Gandhi Road, Nungambakkam, Chennai -34

(XX) Now the applicant has furnished a Bt vide BG-no: 004 G To 10 5329 0003 dt 25.11.2005 from Hope Bank Ltd, Annaalai Branch Ch. 29 for Rs. 10,00,000/- (Rupees Ten lakhs and eighty thousand only) towards SO for proposed development, as per the Hon'ble High Court orders in W.P.M.P.no: 35180 of 2005 in W.P.M.P.no: 32268 of 2005 dt 5.10.05.

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