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WITHIN CHENNAI CITY

**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 / 2961 / 2005**

**Dated : 7.6.2005**

**Sir,**

**Sub:-**CMDA - Area Plans Unit - Planning Permission - Proposed Construction of Residential Group Development (Blocks ABCD, GHI, E&J) of Stilt parking floor + 4 floors with 120 dwelling units in total at Rathna Nagar Main Road (Off Cenetoph Road), Ganesapuram, Teynampet, R.S.Nos. 3874/8, 3875/2,3, 3876/1,2,3,5,7,8,9,11 to 18, 3876/20,21,23,26,27, 30 to 33, 35, 38, 42 to 46, 49, 3880/38, 3876/19, 28, 34 & 50, Block Bo.76 of Mylapore, Chennai - **Approved** - Reg.

- Ref:-**
- 1) PPA received in SBC No.95/2005 dt. 1.2.2005
  - 2) This Office letter even no. dt. 4.5.2005
  - 3) Revised Plan received on 12.5.2005
  - 4) This Office letter even no. dt. 26.5.2005
  - 5) Applicant's letter dt. 30.5.05

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The Planning Permission Application and the Revised Plans received in the reference 1st & 3rd cited for the proposed construction of Residential Group Development (Blocks ABCD, GHI, E&J) of Stilt parking floor + 4 floors with 120 dwelling units in total at Rathna Nagar Main Road (Off Cenetoph Road), Ganesapuram, Teynampet, R.S.Nos. 3874/8, 3875/2,3, 3876/1,2,3,5,7,8,9,11 to 18, 3876/20,21,23,26,27, 30 to 33, 35, 38, 42 to 46, 49, 3880/38, 3876/19, 28, 34 & 50, Block Bo.76 of Mylapore, Chennai has been **approved** subject to the conditions incorporated in the reference 4th cited.

2) The applicant has accepted to the conditions stipulated by CMDA vide in the reference 4th cited and has remitted the necessary charges in Challan No. C-3980 dated 30.5.2005 including Development Charges for land & building Rs.41,000/- (Rupees Forty one thousand only), Regularisation Charges Rs. 1,95,000/- (Rupees One lakh and ninety five thousand only) Security Deposit for Building Rs.1,85,000/- (Rupees One lakh and Eighty five Thousand only) while obtaining earlier vide P.P.No.B/spl.bldg./291 A to I/2004, the applicant has already remitted the necessary charges in Cash Bill No.33197 dt. 9.6.2004 including DC for land + building of Rs.1,89,000/- (Rupees One lakh and eighty nine thousand only), SD for building of Rs.7,50,000/- (Rupees Seven lakhs and fifty thousand only) and SD for Display Board of Rs.10,000/- (Rupees Ten thousand only) in cash. The said remittances have been adjusted for the present revised proposal.



3) (a) The applicant has furnished a Demand Draft in favour of M.D., CMWSSB for a sum of Rs. 2,32,400/- (Rupees Two Lakhs thirty two thousand and four hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dt. 30.5.2005. The DD amount of Rs.9,58,000/- (Rupees Nine lakhs fifty eight thousand only) vide DD No. 617642 dt., 8.6.2004, Andhra Bank and the same sent to M.D., CMWSSB in this office File No.B2/6179/2004 dt. 24.6.2004 has been adjusted for the revised proposal.

(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 sump 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 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 sets of approved plans numbered as Planning Permit No. B / Spl.Bldg. / 182 A to K / 2005 dt. 7/ 06 /2005 are sent herewith. The Planning Permit is valid for the period from 7/ 06 / 2005 to 6 / 06 / 2008.

6) This approval revises the earlier one issued by this office vide P.P.NO.B/Spl.Bldg./291 A to I/2004 in letter no. B2/6179/2004 dt. 10.6.2004. The earlier approval is hereby cancelled.



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7) **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,

  
7/16/05  
for MEMBER-SECRETARY.

**Encl:** 1) Two sets of approved plans.  
2) Two copies of Planning Permit

**Copy to:-**

1. **M/s. Chaitanya Builders & Leasing Pvt.Ltd.,**  
No. 15, KNK Road  
Chennai - 600 006.
2. **The Deputy Planner,**  
Enforcement Cell, CMDA, Chennai-8 (with one copy of approved plan)
3. **The Member**  
Appropriate Authority  
No.168, Mahatma Gandhi Road  
Nungambakkam, Chennai - 34.
4. **The Commissioner of Income-Tax**  
Appropriate Authority  
108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 34.