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18.4.2006

From
The Member Secretary
Chennai Metropolitan Development Authority
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 003

To
The Commissioner,
Corporation of Chennai
Chennai - 600 003

Letter No. B3/23535/2005

Dated: 18-4-2006

Sir,

Sub: CMDA - Area Plans Unit - Planning
Permission - proposed construction of 4th + 3rd floors
Residential building with ¹¹³ ~~112~~ dwelling units at
D no 46 Pt Kamaraj Road in T3 no 60, 62, 66/1
and 73/1 Block no 31 Kodungiyur village, Chennai
- Approved - reg

PR
20/4
DESPATCHED

- Ref: 1) PPA received in SBC/^{no 909 dt 13.9.05} Green Channel No. ~~Green Channel No.~~
- 2) This office letter even no dt 14.2.06
- 3) Applicant's letter dt 1.3.2006 along with Revised Plan
e. Lr no 48/06 dt 22.3.06 from the S.R.O
Semburam
- 4) This office letter even no dt 24.3.06
- 5) Applicant's letter dt 13.4.06 along with ~~check dt.~~

The planning permission application received in
the reference ~~1~~..... cited for the construction of 4th + 3rd floors
Residential building with ¹¹³ ~~112~~ dwelling units at D no 46 Pt Kamaraj Road
in T3 no 60, 62, 66/1 and 73/1 Block no 31 of Kodungiyur village
Chennai,

has been approved subject to the conditions incorporated
in the reference ~~5~~..... cited.

2. The applicant has accepted to the conditions
stipulated by CMDA vide in the reference ~~b~~... cited and has
remitted the necessary charges in Challan No. ~~C~~ 11442 dated 13.4.06
including Development Charges for land and building
Rs. 76000/- (Rupees Seventy six thousand only) Regularisation
Charges Rs. 74000/- (Rupees Seventy four thousand) Open Space
Reservation charges Rs. 11,91,000 (Rupees eleven lakh and nine thousand
Security Deposit for building Rs. 3,04,000 (Three lakh and four thousand only
) and Display Deposit of Rs. 10,000/- (Rupees
Ten thousand only) and ~~SD for Septic Tank~~ Rs. ~~SD~~ ()
) in cash.

...2/-

3.a) The applicant has furnished a Demand Draft in favour of M.D, CMWSSB for a sum of Rs. 3, 87, 450 (*Three Lakh Eighty Thousand and four hundred fifty only*) towards water supply and sewerage structure improvement charges in his letter dated 13.04.06

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) Two copies of approved plans numbered as planning permit No. B /Spl.Bldg/ 167 A to C /2006, dated ... 4.2006 are sent herewith. The planning permit is valid for the period from ... -4-2006 to ... -4-2009.

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,

[Signature]
for MEMBER-SECRETARY

Encl: 1) Two copies of approved plans
2) Two copies of planning permit

Copy to: *The Managing Director*

- 1) Thiru *M/S Rajarathnam Construction (P) Ltd*
Tulsi Apartment No 1, 7th Cross Street, Pulla Avenue, Chennai-3
- 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, Mahatma Gandhi Road, Nungambakkam, Chennai -34