

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. B3/5421/05

Dated: 23-3-2006

Sir,

Sub: CMDA - Area Plans Unit - Planning permission - proposed construction of B Floor + GFL + Mezzanine Floor + 1st Floor + 2nd Floor Part + III rd Floor part building for shops, office and Residential use at DNO 78279 Madhavaram High Road, Rms 353/16, 72, 73, 74 and 353/75 Block No 21 of Purasawalkkalam - Approved - reg Division, Chennai

Ref: 1) PPA received in SBC/Green Channel No. 205/05 dt 21.2.05

- 2) This office Lr even no dt 12.5.05
- 3) Applicants letter dt 20.6.05 along with Revised Map
- 4) T.O Lr even no dt 18.7.05
- 5) Applicants Ltr dt 9.8.05 along with revised plans
- 6) This office letter even no 14.9.05, 5.12.05,
- 7) Applicants Ltr dt 13.12, 30.1.06

The planning permission application received in the reference ... cited for the construction of B Floor + G Floor + Mezz Floor + 1st Floor + 2nd Floor Part + III rd Floor part building for shops Office and Residential use at DNO 78279 Madhavaram High Road RSN 353/16, 72, 73, 74 and 353/75 Block No 21 of Purasawalkkalam Division

Chennai, has been approved subject to the conditions incorporated in the reference ... cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference ... cited and has remitted the necessary charges in Challan No. C9381 dated 27.1.06 including Development Charges for land and building Rs. 70000/ (Rupees Seventy thousand only) Regularisation Charges Rs. 28000 (Rupees Twenty Eight thousand) Open Space Reservation charges Rs. () Security Deposit for building Rs. 1,26,000 (One lakh and twenty Six thousand) and Display Deposit of Rs. 10,000/- (Rupees Ten thousand only) and SD for Septic Tank Rs. () in cash.

...2/-

plm
23-3

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PR 22/13
DESPATCHED

3.a) The applicant has furnished a Demand Draft in favour of M.D, CMWSSB for a sum of Rs. 1,69,000 (One lakh and Sixty thousand only) towards water supply and sewerage structure improvement charges in his letter dated 3.9.2006

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/120A to D /2006 , dated-3-2006 are sent herewith. The planning permit is valid for the period from-3-2006 to-3-2009.

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,

for MEMBER-SECRETARY

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

Copy to: 1) Mr R. Ramakrishnan

1) Thiru

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

CPA for S.S. Pandian & Associates
Flat No 23, New 39
Kasturba Nagar ch-20.

22/3/06

18/3/06