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18/17

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. BC1/22167/2005

Dated: 18-7-2006

Sir,

Sub: CMDA - Area Plans Unit - Planning permission - proposed construction of Group developments (9 blocks + swimming pool) Residential buildings (stilt + 4 floors) with 256 D.U's at old S.No. 72/2A, 79/1, 99/1A, 99/3, T.S.No. 93, Plc.No.31 of Virugambakkam village, Chennai

- Approved - reg

- Ref: 1) PPA received in SBC/~~Green Channel~~ No. 854/2005 dt. 30/8/2005
- 2. T.O. dt. even no. dt. 7/4/2006.
- 3. Applicant fr. dt 12/5/2006

PR
20/7
DESPATCHED

The planning permission application received in the reference 1st. cited for the construction of Group developments (9 blocks + swimming pool) Residential building (stilt + 4 floors) with 256 D.U's at old S.No. 72/2A, 79/1, 99/1A, 99/3, T.S.No. 93, Plc.No.31 of Virugambakkam Village

Chennai, has been approved subject to the conditions incorporated in the reference ... 2nd. cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference ... 2nd. cited and has remitted the necessary charges in Challan No. e-12/35 dated 12/5/06

including Development Charges for land and building Rs. 4,45,000/- (Rupees four lakhs fourty five thousand only) 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. and Bank Guarantee from Punjab National Bank (Bank Code NO 4394, Purasawakkam) for Rs 18,35,000/- as per ... 2/ High Court order in W.P.No. 10082 of 2006, WPMP NO. 11394 of 2006 dt 12/4/2006. towards the SD for Building

11/11/06
X order in w.p.no. 10083 of 2006 & w.P.M.P No. 11395 of 2006 dt 28/4/06 a
furnished the 50% amount Rs 11,71,500 by D.D in favour of M.D, CMWS
/2/

Bank Guarantee

3.a) The applicant has furnished a Demand Draft in favour of M.D, CMWSSB for a sum of Rs. 11,71,500/- (ie 50% of demand raised) ~~order to~~ High Court X towards water supply and sewerage infrastructure improvement charges in his letter dated ...

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/ A to S ³⁴¹ /2006, dated ...-7-2006 are sent herewith. The planning permit is valid for the period from ...-7-2006 to ...-7-2009.

6) This approval is not final. The applicant has to apply to 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 3/23
15/2/06

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

Copy to:

- 1) Thiru. K. Narasa Reddy (Kencers Corpn. Pvt. Ltd),
No. 1, Rameswari Street, G. Nagar, Ch - 17
- 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, No. 100, Mahatma Gandhi Road,
Nungambakkam, Chennai -34