

WITHIN CHENNAI CITY

FROM
The Member-Secretary
Chennai Metropolitan
Development Authority
No.1, Gandhi Irwin Road
Thalamuthu Natarajan Building
Egmore, Chennai: 600 008.

TO
The Commissioner
Corporation of Chennai
Chennai

Letter No.C3/18050/2005

Dated: .11.2006

Sir,

Sub: CMDA – Planning Permission – IT MSB - Planning Permission - Proposed construction of Basement floor + Stilt + 8 floors of I.T. Building at East Coast Road, Chennai in ^{T.S.} No.24/3 to 9, Block No.38 of Thiruvanmiyur village, Chennai - Final Plans sent - Reg.

- PR
20/11
DESPATCHEL
- Ref: 1. PPA received on 11.07.2005
2. ELCOT NOC received in letter Rc. No.GM (ITP &D)/ELCOT/924/ITP-FSI/2005 ; dated : 17.08.2005.
3. DF & RS NOC received in letter No. R.Dis. No. 13017/E1/2005 ; DATED : 14.09.2005.
4. Corporation of Chennai NOC received in letter Z.O.X.C.No.TP/47/2005 ; dated : 22.09.2005.
5. AAI NOC received in letter No. AAI-NAD/M/0-23/NCC; dated : 22.09.2005.
6. CRAC Lr. DET/S&AN/CNI/TB-238/09 :dated : 28.10.2005.
7. Traffic Police NOC received in letter No. JCT/S1/982/16610/2005 ;dated : 16.02.2006.
8. Govt. Lr.(Ms) No.72, H&UD Dept. dt.28.02.2006
9. This office Demand notice Lr. even No. dated 07.11.2006
10. Applicant letter dated 09.11.2006.
11. Applicant letter dated 10.11.2006 furnishing Legal Opinion from Govt. Pleader.

The Planning Permission Application received in the reference first cited for the Proposed construction of Basement floor + Stilt + 8 floors of I.T. Building at East Coast Road, Chennai in ^{T.S.} No.24/3 to 9, Block No.38 of Thiruvanmiyur village, Chennai has been approved, subject to the conditions incorporated in the reference 2nd to 9th cited and ~~9th to 11th cited.~~

2. The applicant has remitted the following charges:-

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,97,000/- (Rupees Two lakhs ninety seven thousand only)
ii)	Regularisation charge	Rs.1,23,000/- (Rupees One lakh twenty three thousand only)
iii)	Balance Scrutiny fee	Rs.13,000/- (Rupees Thirteen thousand only)
iii)	O.S.R. Charge	Rs.47,00,000/- (Rupees Forty seven lakhs only)
iv)	Security Deposit (For the proposed development)	Rs.9,42,000/- (Rupees Nine lakhs forty two thousand only)
v)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
vi)	Caution Deposit	Rs.92,14,000/- (Rupees ninety two lakhs fourteen thousand only)

in Challan No.C- 15790 ; dt.09.11.2006 accepting the conditions stipulated by CMDA vide in the reference 9th cited. The applicant has also furnished Demand Draft (DD No. 238190 dt: 09.11.2006) for an amount of Rs. 66,03,000/- (Rupees Six lakhs and three thousand only) towards payment of Infrastructure development charge

3. The applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant 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. Non provision of rain water harvest structures 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 DCR and enforcement action will be taken against such development.


4) Two sets of approved plans numbered as Planning Permit No.C/PP/MSB-I.T / 48 A to E /2006 dated : .11.2006, are sent herewith. The Planning Permit is valid for the period from 17.11.2006 to 16.11.2009.


5) This approval is not final. The applicant has to approach the Commissioner, Corporation of Chemmai for issue of building permit under the Local Body Act. Only after which the proposed construction can be commenced. The applicant has to handover his land left for Street Alignment to Corporation of Chennai through a Gift Deed before issue of completion certificate and if the Corporation of Chennai had not taken over the land left for Street Alignment portion before issue of Completion Certificate the undertaking furnished by the Applicant in this regard would devolve on the prospective buyers/occupiers/owners to and hand it over within a reasonable time. A copy of undertaking is enclosed."


Yours faithfully,



for MEMBER-SECRETARY.


17/11/06


17/11/06


17/11/06

2/19

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

Copy to:-

1. Thiru Kamalchand Baid & Others
No.11, 2nd Main Road,
Gandhi Nagar, Adyar, Chennai-20
2. The Deputy Planner, Enforcement Cell (S), CMDA, Chennai-8
(with one copy of approved plans)
3. The Chairman, Appropriate Authority, No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
4. The Commissioner of Income Tax, Appropriate Authority,
No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
5. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8.
6. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chindadripet, Chennai-2
7. The Deputy Commissioner of Police (Traffic) Vepery, Chennai-7.
8. The Chief Engineer, TNEB, Chennai-2.

for MEMBER SECRETARY
17/11/2011