

WITHIN CHENNAI CITY

FROM

TO

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No. 1 Gandhi Irwin road,
Egmore, Chennai-600 008.

The Commissioner,
Corporation of Chennai,
Chennai-600 003.

Letter No. C3/21447/2005

Dated: 20/5/2006

Sir,

Sub: CMDA - Area Plans Unit - MSB - Planning Permission - For the
Proposed construction of Block (1) BRTGFT 5 Floors Residential cum
Commercial (dept. store), Block (2) Stilt + 11 Floors Residential building
(126 dwelling units) at T.S. No. 116/1, Block No. 14, L.B. Road, Thiruvannamiyur,
Chennai. Approved & Sent. Regarding.

PP
1976
DESPATCHED

Ref: (1). PPA. received on 18/8/2005

(2). This office letter to Government dt. 31/1/2006

(3). Government letter (MS) No. 54, dt. 20/2/2006

(4). Guideline value from Sub-Registrar's office dt. 6/3/2006

(5). This office DC advise to the applicant dt. 10/3/2006

(6). Applicant letter dt. 10/5/2006

(7). DFS Remarks w/ RC.No. 15406/61/2005 dt. 8/11/2005

(8). Chennai Corporation Remarks w/ letter no. 20X, C.No. TP/77/2005 dt. 22/9/2005

(9). JC (Traffic) Remarks in RC.No. JET/51/1453/2538 dt. 21/2/2006

Letter from Applicant dt. 7/4/06

- (10) AAI-NOC. w/ letter RC.No. AA/1/20.0.23/NCC dt. 22/11/05
- (11) ZRAE-NOC w/ letter No. Det. S&AN/CN/17B-24519 dt. 17/12/2005

The Planning Permission application received in the reference cited for the construction/development of Block (1) BRTGFT 5 Floors Residential cum Commercial (dept. store) Block (2) Stilt + 11 Floors Residential building (126 dwelling units) at T.S. No. 116/1, Block No. 14, L.B. Road, Thiruvannamiyur, Chennai.

has been approved subject to the conditions incorporated in the reference 3, 5, 7 to 11 cited above ~~(10) (11)~~

2. The applicant has remitted the following charges:

- (1) Development Charge → : Rs. 2,70,000 /-
(Rupees Two Lacs seventy thousand only)
- Balance
- (2) Scrutiny Charge → : Rs. 10,000 /-
(Rupees Ten thousand only)
- (3) Security Deposit for display board : Rs. 10,000 /-
(Rupees Ten thousand only)
- Regularisation charge
- (4) ~~Open Space Reservation charge~~ → : Rs. 1,35,000 /-
(Rupees one lakh thirty five thousand only)
- (5) ~~Open Space Reservation charge~~
Security Deposit for upflow filter → : Rs. 97,42,000 /-
(Rupees ninety seven lacs forty two thousand only)

Remitted w/ receipt no. 11338 dt. 7/4/2006

in Challan No.

Dated

accepting the conditions stipulated by CMDA vide in the reference and furnished Bank Guarantee for a sum of Rs. 17,50,000 /- (Rupees seventeen lakhs and fifty thousand) towards Security Deposit for building/~~use~~ ~~filter~~ which is valid upto 6/4/2011

4. 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.

In respect of water supply, it may be possible for Metro Water to extent water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 50 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 applications. It shall be ensured that all wells, overhead tanks and septic tanks are hermitically sealed with proper protected vents to avoid mosquito menace. 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 DCA and enforcement action will be taken against such development.

5. Two copy/set of approved plans, numbered as P1 & P2 ^{C/PP/MSB/14 A/I/2006} Planning Permit No. 00 2075 dated 26/5/2006 are sent herewith. The planning permit is valid for the period from 26 May 2006 to 13 May 2009

6. This approval is not final. The applicant has to approach the Chennai Corporation/Municipality/Panchayat Union/Town Panchayat/Township for issue of building permit under the respective Local Body acts. Only after which the proposed construction can be commenced. ~~unit of the Chennai Corporation is functioning at CMDA first floor itself for issue of Building Permit.~~

Encl:

1. Two Copy/Set of approved plan
2. Two copies of Planning Permit

Yours faithfully,

26/5/06

for MEMBER-SECRETARY

Copy to:

1. Shri. M. Chandrasekaran (FOA) & G. Swaminathan (FOA) ⁸⁹ 18/5/2006 19/5/06 26/5/06
No. 11, 2nd. main road,
Gandhinagar, Adyar, Chennai-20.
2. The Deputy Planner,
Enforcement Cell, CMDA, Chennai-8
(with one copy of approved plan)
3. The Chairman,
Appropriate Authority
108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
- 4) The Commissioner of Income Tax
108, Mahatma Gandhi road,
Nungambakkam, Chennai-600 034.
- 5) The Director of Fire 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.

(xxx) The applicant in the 24 of 10/5 cited has furnished an undertaking that to abide the terms and conditions put forth of L.B / DB / DC / J / CMWSSB / CRAE / AAI and also furnished an undertaking that they are jointly & severally responsible for obtaining EIA clearance from Ministry of Environment & forests, MOI if required before commencing the work.