

63/12
8/12

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. C3/22875/05

Dated: 26-12-06

Sir,

Sub: CMDA - Area Plans Unit - MSB - Planning Permission -
Proposed construction of STURPT + CRPANT + 8 Floors
building with 72 dwelling units and office area of
178.0m² at old DDM No: 1/95, New DDM No: 22 to 26 and
28, Broadway (Prakasamsalai), R S No: 2701/4 and
2702/3, Block No: 24, V OC Nagar, Chennai - A.P.P.T-Reg.

PR
2/1/07
DESPATCHED

- Ref: 1. PPA received in SBC No: 89/1/05 dt 6-09-05
 2. T.O. in even No: dt 27-04-06.
 3. Applicant ln dt 2-06-06 along with particulars.
 4. Govt ln (MS) No: 27/H&UD Sect. dt 25-10-06.
 5. T.O. in even No: dt 28-1-06.
 6. Applicant ln dt 30-11-06.

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29/12/06

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The Planning Permission application received in the reference cited for the construction/development of STURPT + CRPANT + 8 Floors building with 72 dwelling units and office area of 178.0m² at old DDM No: 1/95, New DDM No: 22 to 26 and 28, Broadway (Prakasamsalai), R S No: 2701/4 and 2702/3, Block No: 24, V OC Nagar, Chennai, has been approved subject to the conditions incorporated in the reference. Further 5th city as the conditions laid by DFRS as Traffic price in their NDC letters

2. The applicant has remitted the following charges:

- Development Charge : Rs. 1,20,000/-
(Rupees one lakh and twenty thousand only)
- Scrutiny Charge : Rs. 3,600/-
(Rupees three thousand and six hundred only)
- regularisation charges: Rs 57,000/- (Rupees fifty seven thousand only)
- Security Deposit in Building : Rs. 8,10,000/-
(Rupees Eight lakhs and ten thousand only)
- Open Space Reservation charge : Rs. 8,10,000/-
(Rupees Eight lakhs and ten thousand only)
- Security Deposit for upflow filter Display Board : Rs. 10,000/-
(Rupees Ten thousand only)

in Challan No. 16242 Dated 01-12-06
 accepting the conditions stipulated by CMDA vide in the reference
 6th circ. and furnished Bank Guarantee for a sum of
 Rs. (Rupees) ~~(Rs. 1000000)~~ towards Security Deposit for building/upflow
 filter which is valid upto

3. 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 DCN and enforcement action will be taken against such development.

4. Two copy/sets of approved plans, numbered as ~~CPD/MSB/64/15/2006~~ Planning Permit No. 002325 dated 26-12-06 are sent herewith. The planning permit is valid for the period from 26-12-06 to 25-12-09

5. 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. a 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

Copy to:

1. M/S.A.R. Property Developers P/Ltd,
New No: 144, Loyds road,
Royapettah, Chennai-14.
2. The Deputy Planner, EC(N)
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.

Yours faithfully,

26/12/06

for MEMBER-SECRETARY

21/12/06

22/12/06

And also furnished an undertaking that they are jointly/severally responsible for obtaining EIA clearance from Ministry of Environment & forest, Govt, if required, before commencing the construction, and also undertake to abide the terms and conditions put forth by DCS/PCD/CMWSSB/CRAE/AAI and Corps of Chennai.