

592
2/11
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. C3/26335/2005

Dated: 23/11/2006

Sir,

Sub: CMDA - Area Plans Unit - MSB - Planning Permission -

Alteration & additional construction of 4th to 6th floor over existing approved BFT GFT 3 Floors hotel building & stilt + 11 floors Residential flats (33 dwelling units) at R.S.No. 25/1 & 26/1, block no. 2, door no. 925 & 926, EVR. periyar road (P.H. Road) Purasavakkam, Chennai -
Approved & sent Reg.

- Ref: (1) PPA. received on 13/10/2005
 (2) Govt. letter (MS) no. 289/UD/2006 dt 7/11/06
 (3) This office dt. advise to applicant dt. 20/11/2006

(4) Application letter dt. 21/11/2006

(5) DTS NOC in Lr No 18734 / E/2005 dt 8/12/05

(6) Dt (T) NOC in Cr No JCT/1519/2571/05 dt 16/12/05

(7) Chennai Corp. in Lr No HD/NO DS/0511/2006 dt 19/12/06

(8) AAI/M/0-23 (Nec dt 13/6/2006)

The Planning Permission application received in the reference cited for the ~~construction/development~~ ^{alteration} at 4th to 6th floor over existing approved BFT GFT 3 Floors hotel building & stilt + 11 floors Residential flats (33 d.u) at R.S.No. 25/1 & 26/1, block no. 2, door no. 925 & 926, EVR. periyar road (P.H. Road) Purasavakkam, Chennai -

has been approved subject to the conditions incorporated in the reference and also that any transfer of ownership right of residential flats shall be the undivided share of land for the total extent of the site including the part covered by the hotel building i.e. undivided share of the total extent of 7401.5m²

2. The applicant has remitted the following charges:

- | | | | |
|-----------------------------------|---|--|--|
| (i) Development Charge | → | : Rs. 2,65,000 /- Rupees
(Rupees) | } by the Hotel building i.e. undivided share of the total extent of 7401.5m ² |
| (ii) Balance Scrutiny Charge | → | : Rs. 20,000 /- Rupees
(Rupees) | |
| (iii) Security Deposit | → | : Rs. 10,05,000 /- (Rupees Ten lakhs and five thousand only) | |
| (iv) SD. for display board | → | : Rs. 10,000 /- (Rupees ten thousand only) | |
| (v) Open Space Reservation charge | → | : Rs. (Rupees) | |

Remitted in receipt no. 15989 dt. 21/11/2006

Security Deposit for upflow filter

- (vi) Infrastructural Development Charge:
 : Rs. (Rupees)
 DD. furnished Rs. 64,500 /-
 DD. No. 482957 dt. 2/11/2006 drawn in favour of MD. CMSSB, Chennai - 2

PR 29/11
DESPATCHE

Q/CRA: no. in
Lr No DET/SDAN/
CNI/TB/28479/
dt. 1/8/2006

in Challan No.

Dated

accepting the conditions stipulated by CMDA vide in the reference

4th cited and furnished Bank Guarantee for a sum of

Rs. (Rupees) 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 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 hermetically 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.

C/PP/MSB/51 A/G/2006

4. Two copy/set of approved plans, numbered as P1 and P2, Planning Permit No. 00 2312 dated 23/11/2006 are sent herewith. The planning permit is valid for the period from 23 Nov. 2006 to 22 Nov. 2009

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. Abu Estate (P) Ltd. Represented by NSA. Ajeem No.13, Wilson Street, T. Nagar, Chennai-17
- 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.

Yours faithfully,

23/11/06

for MEMBER-SECRETARY

23/11/2006 23/11/06 23/11/06

The applicant in letter of 10/11/06 has furnished an undertaking that jointly/severally responsible to obtain EIA clearance from Ministry of Environment & Forest, Govt before it is initiated before commencing the works and also undertake to abide the terms & conditions put forth by LB/DFS / DET/CMWSSB/AT&F case.

The applicant also furnished an undertaking jointly/severally responsible for handing over the SA / Road widening permits Chennai before obtaining completion certificate