

WITHIN CHENNAI CITY

From

The Member Secretary,
Chennai Metropolitan Development Authority,
Thalamuthu-Natarajan Building,
1, Gandhi Irwin Road, Egmore,
Chennai - 600 008.

To

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

C3/3548/05

Dated : 30.01.2008.

Sir,

Sub : CMDA - Area Plans Unit - MSB - Planning Permission - For proposed construction of Stilt + 11 Floors (4 Blocks) 264 dwelling units with GF + FF shops and GF + FF for Club House at T.S. No. 3058, 3095 & 3096 Block No. 49, Purasawalkam - Perambur Taluk, D.No. 123, 124, 125 & 125 A, Brick Kiln Road, Purasawalkam, Chennai - Approval - Reg.

- Ref :
1. PPA received on 27.10.2003.
 2. Minutes of the MSB Panel meeting held on 12.04.2004.
 3. This office letter No. C3/32596/93, dated 27.04.2004.
 4. Govt. letter MS No. 105, H&UD Dept., dated 17.05.2004.
 5. This office letter No. C3/32596/03, dated 23.06.2004.
 6. This office letter No. C3/32596/03, dated 23.08.2004 addressed to applicant.
 7. Applicant letter dated 23.08.2005.
 8. Govt. letter No. 31539/UD-1/2005-1, dated 14.10.2005.
 9. This office letter No. C3/3548/05, dated 16.05.2005 addressed to Govt.
 10. Govt. letter No. 31589/UD I/05-2, dated 22.05.2006.
 11. Govt. letter No. 16902/UD I/06-1, dated 26.06.2006.
 12. Govt. D.O. Letter No. 16902/UD-1/06-2, dated 22.09.2006.
 13. This office letter No. C3/3548/05, dated 29.09.2006 addressed to Govt.,
 14. Revised plan from applicant dated 01.11.2006.
 15. This office letter No. C3/3548/05, dated 21.02.2007.

16. Govt. letter Ms. No. 96, H&UD Dept., dated 20.03.2007.
17. This office letter even No. dated 25.04.2007.
18. Applicant letter dated 02.05.2007.
19. Letter from EE/ Zone IV/ No. ZO IV/ WDC 04/ D.No.D11/6258/04, dated 02.07.2007.
20. DF & RS Lr R.Dis/12484/C1/200, dated 30.07.2007.
21. This office letter even No. dated 10.01.2008.
22. Application letter dated 18.01.2008.
23. NOC from JC (J) Rc No. JCT/N1/1476/23842/03, dated 03.02.2004.
24. NOC from AAI in Ir. No. AAI/NAD/0-23NCL, dated 22.09.2003.
25. NOC from CRAC in Ir. No. MWS/CH1/TB-138-11, dated 13.10.2003.

The Planning Permission application received in the reference cited for the construction of Stilt + 11 Floors (4 Bocks) with GF + FF Shops and GF + FF Club House at T.S. No. 3058, 3059, 3096, Block No. 49, Purasawalkam - Perambur Taluk, D.No. 123, 124, 125 & 125 A, Brik Kiln Road, Purasawalkam, Chennai has been approved subject to the conditions incorporated in the reference 4th & 16th cited.

2. The applicant has remitted the following charges with reference to the reference 7th cited; vide challan No. 6261, dated 23.08.2005.

| | |
|---|---|
| Development Charge | Rs. 3,45,000/- (Rupees Three Lakhs and Forty Five Thousand Only) |
| Balance Scrutiny Fees | Rs. 60,000/- (Rupees Sixty Thousand Only) |
| Security Deposit for proposed development | Rs.34,85,000/- (Rupees Thirty Four Lakhs and Eighty Five Thousand Only) |
| Security Deposit for Display Board | Rs.10,000/- (Rupees Ten Thousand Only) |

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| Infrastructure Development charges payable to CMWSSB | Rs.12,55,900/- (Rupees Twelve Lakhs Fifty Five Thousand Nine Hundred Only) |
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3. The applicant has also remitted additionally the following charges in the reference 18th cited vide receipt No. 52, dated 27.04.2007 and 605 dated 27.04.2007.

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| Development Charge | Rs. 5,000/- (Rupees Five Thousand Only) |
| Balance Scrutiny Fees | Rs. 1,000/- (Rupees One Thousand Only) |
| Security Deposit for proposed development | Rs.20,000/- (Rupees Twenty Thousand Only) |
| Security Deposit for Display Board | Rs.10,000/- (Rupees Ten Thousand Only) |
| Infrastructure Development charges payable to CMWSSB | Rs.10,000 (Rupees Ten Thousand Only) |
| Applicant has also remitted the IBA charges vide challan No. 5344, dated 18.01.2008 and accepting the conditions stipulated by CMDA vide in the reference 7th cited. | Rs. 1,87,70,000/- (Rupees One Crore Eighty Seven Lakhs and Seventy Thousand Only) |

4. The promoter has to submit the necessary sanitary application directly to Metro Water and only after due sanction he can commence the internal sewer works.


In respect of water supply, it may be possible for Metro Water to extend 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 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 walls, 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 DCR and enforcement action will be taken against such development.

5. Two copy / set of approved plans, numbered as C/PP/MSB IT/3 A to W/2008, dated 30.01.2008 and Planning Permit No.002382 dated 30.01.2008 are sent herewith. The planning permit is valid for the period from 30.01.2008 to 29.01.2011.


6. The approval is not final. The applicant has to approach the Chennai Corporation for issue of building permit under the Chennai City Municipal Corporation Act.

Yours faithfully,


30.1.08

For MEMBER SECRETARY.

file


30.1.08

Encl :

1. Two copies / Set of approved plan
2. Two copies of planning permit

Copy to

1. Thiru. Vimal Lunawath,
27, Poonamallee High Road,
Kilpauk, Chennai - 600 010.
2. The Deputy Planner (North),
Enforcement Cell, CMDA, Chennai - 8.
(with one copy of approved plan)
3. The Commissioner of Income Tax,
108, Mahathma Gandhi Road,
Nungambakkam, Chennai - 600 034.

4. The Director of Fire Service,
P.B. No. 776, Egmore, Chennai - 600 008.
5. The Chief Engineer,
CMWSSB,
No. 1, Pumping Station Road, Chindadripet, Chennai - 600 002.
6. The Additional Commissioner of Police (Traffic), Vepery, Chennai - 600 007.
7. The Chief Engineer, TNEB, Chennai - 600 002.