

BY REGISTERED POST WITH ACK.DUE

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

To  
The Commissioner,  
Corporation of Chennai,  
"Ripon Buildings",  
Chennai - 600 003

Letter No.C3/3749/2005

Dated : - 01-2007

Sir,

Sub: CMDA - APU - MSB & IT Division - Planning permission for the proposed construction of BF + Stilt + 6 floors + 7<sup>th</sup> Floor Part of I.T. building at Plot No.5, (NP), Jawaharlal Nehru Road, Thiru-vi-Ka Industrial Estate, Guindy, Chennai. Final plan forwarded For issue of Building Licence - Reg.

(x) S.No.15/30,  
T.S.No.15/5  
Block No.2 of  
Attandur, hamlet  
of Adyar village  
Mambalam - Guindy  
Taluk.

P.R.  
25/1  
**DESPATCHED**

- Ref: 1. PPA received on 08.02.2005  
2. ELCOT NOC received in Ir Rc. No. GM (ITP & D)/ ELCOT/841/ITP/2004; dated: 06.01.2005.  
3. Coporation of Chennai, Lr. WDC No.D 11/02799/2005; dated 29.03.2005.  
4. JC(T) NOC received in Ir. No.JCT/S1/322/4163/2005: dated:22.04.2005.  
5. SIDCO NOC Ir. Rc. No. 7424/SE/2005, dated 15.06.2005.  
6. DFS NOC Lr. Rc. No.3597/E1/2006, dated:24.05.2005.  
7. AAI NOC letter No. AAI-NAD/M/O-23/NCC; dated:12.05.2005.  
8. CRAC NOC letter No. DET/S & AN/CNI/TB-2131/10: dated :19.07.2005.  
9. This office letter even No. dated :29.12.2005,Addressed to Govt.  
10.Govrnment letter (MS) NO. 32 ; dated 08.02.2006.  
11.This office Demand Notice letter even No. dated : 18.08.2006, address to applicant.  
12..Applicant letter dated: 29.11.2006.

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The Planning Permission Application received in the reference for the proposed construction of BF + Stilt + 6 floors + 7<sup>th</sup> Floor Part of I.T. building at Plot No.5, (NP), Jawaharlal Nehru Road, Thiru-vi-Ka Industrial Estate, Guindy, Chennai. has been approved subject to the conditions incorporated in the reference 2<sup>nd</sup> to 8<sup>th</sup> and 10<sup>th</sup> 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.4,39,000/- (Rupees four lakhs and thirty nine thousand only)
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees ten thousand only)
iii)	Security Deposit for Display Board	Rs.10,000/- (Rupees ten thousand only)
iv)	O.S.R. Charges	Rs.36,07,500/- (Rupees thirty six lakhs and seven thousand and five hundred only)

in Challan No c- 16035 , dt.22.11.2006 accepting the conditions stipulated by CMDA vide in the reference 9<sup>th</sup> cited and furnished Bank Guarantee for a sum of Rs.15, 87,000/- (Rupees fifteen lakhs and eighty seven thousand only) towards Security Deposit for building and Rs.1,39,41,000/- (Rupees one Crore thirty nine lakhs and forty one thousand only) <sup>forwards</sup> Caution deposit.

In respect of payment of IDC, the applicant has furnished demand draft for an amount of Rs.10,16,500/- (Rupees ten lakhs sixteen thousand and five hundred only) towards Infrastructure Development Charge Payable to CMWSSB (D.D No.241810; dated:22.11.2006).


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.

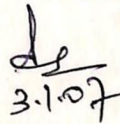
In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpcd. In respect of requirement of water for other uses, the applicant has to ensure 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 & IT/ 02 A to ~~F~~ / 2007 dated .01. 2007 (Planning Permit No.002329) are sent herewith. The Planning Permit is valid for the period from 08 .01.2007 to 07.01.2010.

5) This approval is not final. The applicant has to approach the Commissioner, Corporation of Chennai 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.

  
3.1.07

  
5/11/07

3/10

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

Copy to:

1. Thiru S.Periannan

M/s.Espee Engineering Works

P. No. 25, Jawaharlal Nehru Salai,

Chennai-97

2. The Deputy Planner, Enforcement Cell (S), CMDA, Chennai-8 (With one copy of approved plans)

3. The Commissioner of Income Tax,

No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8.

5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2

6. The Joint Commissioner of Police (Traffic) Vepery, Chennai-7.

7. The Chief Engineer, TNEB, Chennai-2.

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mb  
24/1/07