

From

To

The Member-Secretary,
Chennai Metropolitan
Development Authority,
1 Gandhi Irwin Road,
Egmore, Chennai-8.

The Commissioner,
St. Thomas Mount Panchayat Union
at Chitlapakkam,
Chennai.

Lr.No. C3/5176/2005

Dated: 5.12.2005.

Sir,

Sub: CMDA - Area plans unit - MSB -
planning permission - Proposed
construction of Basement floor +
Stilt floor + 3floors I.T. Office
building at Old Mahabalipuram Road,
S.No. 283/1B2 of Kottivakkam
village - Approved - Reg.

- Ref: 1. PPA recd. in SBC No.193, dt.18.2.05.
2. Applicant lr. dt.6.7.05 alongwith
revised plans
3. Applicant lr. dt. 14.9.05 and 18.9.05.
4. This office lr. even no.C3/5176/05,
dt. 20.10.05.
5. Applicant lr. dt.18.11.05 alongwith
CMDA Cash Bill No. 7993, dt.18.11.05
and High Court order

The planning permission application received in the reference cited for the construction of Basement floor + Stilt floor + 3floors I.T. Building at Old Mahabalipuram Road, S.No. 283/1B2 of Kottivakkam village has been approved subject to the conditions incorporated in the reference 4th cited.

2. The applicant has remitted the following charges:

Development charge	: Rs. 75,500/- (Rupees Seventy five thousand and five hundred only)
Scrutiny charge	: Rs. 300/- (Rupees Three hundred only)
Security Deposit for Display Board	: Rs. 10,000/- (Rupees Ten thousand only)

in Challan No. 7993, dated 18.11.2005 accepting the conditions stipulated by CMDA vide in the reference 5th cited and furnished Bank Guarantee No. 0001 BG 00001205, dt.17.11.2005 from ICICI Bank for an amount of Rs. 2,56,000/- (Rupees Two Lakhs and fifty six thousand only) towards Security Deposit for building (Rs. 2,06,000/-) and Security Deposit for septic tank with upflow filter (Rs. 50,000/-) based on High Court order dated 25.10.2005 in WPMP No. 37234 of 2005, which is valid upto 14.11.2010, and Bank Guarantee No. 0001 BG 00001105 dt. 17.11.05 from ICICI Bank for an amount of Rs. 36,25,800/- (Rupees Thirty six Lakhs twenty five thousand and eight hundred only) towards Caution Deposit based on High Court order dt. 25.10.2005 in WPMP No.37234 of 2005, which is valid upto 14.11.2010.

p.t.o.

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 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/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 application. It shall be ensured that all walls, 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 DCR and enforcement action will be taken against such development.

4. Two copies/sets of approved plans, numbered as Planning Permit No. C/PP/MSB/47 A to C/2005, dt. 5.12.2005 are sent herewith. The planning permit is valid for the period from 5.12.2005 to 4.12.2008.

5. This approval is not final. The applicant has to approach the Panchayat Union for issue of Building Permit under the respective local body acts, only after which the proposed construction can be commenced.

Yours faithfully,

Encl:

1. Two sets of approved plan
2. Two copies of planning permit

Folc for MEMBER-SECRETARY

8.12.05

Copy to: Thiru G. Jawahar & Aswini,
Old No.3, New No.5,
First Canal Cross Road,
Gandhi Nagar, Adayar,
Chennai-20.

2. The Deputy Planner,
Enforcement Cell, CMDA
(with one copy of approved plan)
3. The Chairman,
Appropriate Authority,
108 Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
4. The Commissioner of Income-Tax,
108 Mahatma Gandhi Road,
Nungambakkam, Chennai-34.