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WITHIN CHENNAI CITY

**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  
Chennai

Letter No.C3/5589/2005

Dated: 13.03.2006

Sir,

Sub: CMDA – Planning Permission – IT MSB - Planning Permission - Revised proposal for the construction of Double Basement + Stilt + First Floor + Mezzanine Floor + 7 Floors of I.T. Building at Door No.402, 403/L, Pantheon Road, Casa Major Road, R.S. No.475/29, 475/11,Block No.31, Egmore Village, Chennai – Approved Plans sent to Corporation of Chennai Zone –V -Reg.

- Ref:
1. PPA received on 23.02.2005
  2. Govt.Lr.MS.No.357, dt 22.11.2005
  3. S.R.O, Periamet, Letter dated 07.12.2005
  4. This office Lr. even No. dated 03.01.2006
  5. Applicant letter dated 27.01.2006..

The Planning Permission Application received in the reference for the construction of Double Basement + Stilt + First Floor + Mezzanine Floor + 7 Floors of I.T. Building at Door No.402, 403/L, Pantheon Road, Casa Major Road, R.S. No.475/29, 475/11, Block No.31, Egmore Village , Chennai has been approved subject to the conditions incorporated in the reference 4<sup>th</sup> cited.

2. The applicant has remitted the following charges:-

i)	Development charge (Balance)	<b>Rs.2,73,000/- (Rupees Two lakhs seventy three thousand only)</b>
ii)	Scrutiny fee (Balance)	<b>Rs.11,000/- (Rupees Eleven thousand only)</b>
iii)	Regularisation Charge	<b>Rs.47,000/- (Rupees Forty seven thousand only)</b>

in Challan No9395, dt.30.01.2005 accepting the conditions stipulated by CMDA vide in the reference 4<sup>th</sup> cited and furnished Bank Guarantee for a sum of Rs.9,94,000 /- (Rupees Nine lakhs ninety four thousand only) towards Security Deposit for building Rs.95,24,000 (Rupees Ninety five lakhs and twenty four thousand only) towards Caution deposit and Rs. 10,000 (Rupees Ten thousand only) towards Security Deposit for Display Board which is valid up to 27.01.2011.


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/7 (A to F) /2006 dated 13.03.2006 are sent herewith. The Planning Permit is valid for the period from 13.03. 2006 to 12. 03.2009.

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,


  
14.03.06

Fo/c for MEMBER-SECRETARY.

Encl: 1) Two sets of approved plans  
2) Two copies of Planning Permit

Copy to:-

1. Thiru Rajiv sampath & Others, No.8, Taylors road, Kilpauk, Chennai.
2. The Deputy Planner, Enforcement Cell (S), CMDA, Chennai-8 (With one copy of approved plans)
3. The Chairman, Appropriate Authority, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Commissioner of Income Tax, Appropriate Authority, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
5. The Director of Fire & Rescue 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.

  
14.3.06