

X/53
20/19
WITHIN CHENNAI CITY

FROM

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No. 1 Gandhi Irwin road,
Mgmore, Chennai-600 008.

Letter No. C3/9390/2005

TO

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

Dated: 23/11/2005

Sir,

- MSB & IT Dn -

Sub: CMDA - Area Plans Unit - MSB - Planning Permission for the proposed construction of part stilt + part G/F + B/Floors commercial cum residential building (88 dwelling units) and office in GF. at T.S. No. 180 (Old S. No. 116), Block No. 42, New door no. 55/2 (Old No. 8) Aret Road, Saligramam, Chennai - Approved and sent Reg.

PR
28/11

DESPATCHED

Ref: (1). PPA received on 1/4/2005

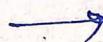
- (2). Govt. letter (DPS) No. 301, dt. 29/9/2005 from H&UD department, Secretariat.
(3). Govt. letter No. 32807/UD/1/2005-1 dt. 17/10/2005
(4). DC. advised to the applicant. dt. 7/11/2005

- (5). Applicant remitted DC & other charges (dt. 14/11/2005)
(6). DPS remarks in Re. No. 7094/EI/2005 dt. 30.5.2005
(7). DC (T) Smts. remarks in Re. No. JCT/51/595/8253/2005 dt. 6.7.2005
(8). Corp of Chennai remarks in WDC No. DII/4045/2005 dt. 19.5.2005
(9). CRAC NOC No. DET/S&AN/CNI/TB-229/9 dt. 24.8.2005
(10). AAI NOC No. AAI-NAD/m/o-23/Incc dt. 20.7.2005

The Planning Permission application received in the reference cited for the construction/development of part stilt + part G/F + B/Floors commercial cum residential building (88 dwelling units) and office in GF. at T.S. No. 180 (Old S. No. 116), Block No. 42, New door no. 55/2 (Old No. 8), Aret Road, Saligramam, Chennai has been approved subject to the conditions incorporated in the references 4K and 6K to 10th cited.

2. The applicant has remitted the following charges:

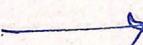
(i) Development Charge



: Rs. 152000/-

(Rupees one lakh fiftytwo thousand only)

(ii) Balance Scrutiny Charge



: Rs. 10000/-

(Rupees ten thousand only)

(iii) Security Deposit



: Rs. 1035000/-

(Rupees ten lakhs thirty five thousand only)

(iv) Open Space Reservation charge
(for 76 sq.m)

: Rs. 1689000/-

(Rupees sixteen lakhs eighty nine thousand only)

(v) Security Deposit for ~~uplift~~ display board
filter

: Rs. 10000/-

(Rupees ten thousand only)

(vi) Regularisation charge



: Rs. 178000/-

(Rupees seventy eight thousand only)

Remitted w/ receipt no. 7864 dt. 11/11/2005

(vii) Infrastructure Development charge
Rs. 665000/- (Rupees six lakh sixty five thousand only) ^{vide} DD. No. 22904
dt. 10/11/2005 drawn in favour of MD, CMWSSB, Chennai-2

in Challan No. Dated
accepting the conditions stipulated by CMDA vide in the reference
fourth cited. and furnished Bank Gurrant for a sum of
Rs. (Rupees) towards Security Deposit for building/unflow
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 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 promotor has to ensure that he/she can make alternate arrangements. In this case also, the promotor 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 rainwater 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 DCM and enforcement action will be taken against such development.

C/PP/MSB/46 A/F/2005
4. Two copy/sets of approved plans, numbered ~~as 2~~ ² dated ~~23/11/2005~~
Planning Permit No. 002057 dated 23/11/2005
are sent herewith. The planning permit is valid for the period from 23 November 2005 to 22 November 2008

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.

6. Corporation of Chennai is requested to take over the land left for street alignment from the applicant thru a registered gift deed free of cost, before issue of Building License.
Encl: Two Copy/Sets of approved plans
Two copies of Planning Permit
Yours faithfully,
for MEMBER-SECRETARY O/C
Signature: 23/11/05

Copy to:

1. M/S. Srinivasan,
MKM Chambers, 3rd. floor,
No. 42, Kedambakkam high road, Chennai-24.

✓ 2. The Deputy Planner (SC)
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 Joint Commissioner of Police(Traffic) Vepery, Chennai-7.

8) The Chief Engineer, TNEB, Chennai-2.

9) The Def(Traffic) South, Vepery, Chennai-2.

JCP