

From

To

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

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

Letter No.B2/40088/2002, Dated:9.1.2003.

Sir,

Sub: CMDA - Planning permission - Construction
of stilt Floor parking + 4Floor Residential
building (with 8 dwelling units) at Door No.52,
7th Avenue, Ashok Nagar, Chennai-83. T.S.No.
70, Block No.69 of Kodambakkam - Approved.

Ref: 1. PPA received on 5.12.2002 in SBC No.69 in
Green Channel.
2. This office letter even No.dated.17.12.2002.
3. Applicants letter dated.23.12.2002,
30.12.2002.

1. The planning permission Application/Revised
Plan received in the reference 1st & 3rd cited for the
construction development at stilt floor parking + 4Floor
Residential building (with 8 dwelling units) at Door No.52, 7th
Avenue, Ashok Nagar, Chennai-83. T.S.No.70, Block No.69 of
Kodambakkam has been approved subject to the conditions
incorporated in the reference.

2. The applicant has accepted to the conditions
stipulated by CMDA vide in the reference 3rd cited and has
remitted the necessary charges in Challan No.B 15342 dated,
2.12.2002 including security Deposit for building Rs.50,000/-
(Rupees Fifty thousand only) and security Deposit for Display
Board of Rs.10,000/- (Rupees Ten thousand only) in cash.

3.a) The applicant has furnished a Demand Draft
infavour Managing Director, Chennai Metropolitan Water Supply
and sewerage Board for a sum of Rs.62,200/- (Rupees sixty two
thousand and two hundred only) towards water supply and sewerage
infrastructure improvement charges in his letter dated.23.12.2002.

b) With reference to the sewerage system 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.

c) 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
and confined to 5 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 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.

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4. 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 copies/sets of approved plans numbered as Planning Permit No.B/Special Building/24/2003 dated.9.1.2003 are sent herewith. The planning permit is valid for the period from 9.1.2003 to 8.1.2006.

6. This approval is not final. The applicant has to approach the Chennai Corporation for issue of building permit under the Local Body Act, only afterwhich the proposed construction can be commenced.

Yours faithfully,

FOC for MEMBER-SECRETARY.

10/11/03
MMMO
10/11/2003

- Encl: 1. Two copies/sets of approved plans.
- 2. Two copies of planning permit.

Copy to:

1. S. Philips Selvarayan & P.R. Earnarst,
Power agent of Isabel Selvarayan & Others,
No.2, Manjulai 2nd Street,
Kalaimagal Nagar,
Ekkattu thangal, Chennai-95.

2. The Deputy Planner,
Enforcement Cell, CMDA, Chennai-600 008.
(with one copy of approved plan)

3. The Member,
Appropriate Authority,
108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

4. The Commissioner of Income Tax,
168, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

sd/10/1.