

From

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

To

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

Letter No.B3/18210/2002, dated:03-07-2002

Sir,

Sub: CMDA - Planning Permission - Proposed construction of GF+2F (3 dwelling units) residential building at Plot No.216B, Door No.F-52, 1st Main Road, Anna Nagar, Chennai-102 - T.S.No.18/4pt, Block No.3, Periyakudal, Anna Nagar - Approved - Reg.

- Ref: 1. PPA received in SBC No.455/2002, dated 24-05-2002.
2. Applicant's revised plan received on 20-06-2002.
3. This Office Lr.even No. dt.28-6-2002.
4. Applicant's condition acceptance letter dated 28-06-2002.

The Planning Permission Application and Revised Plan received in the reference 1st and 2nd cited for the proposed construction of Ground+2 Floors (3 dwelling units) residential building at Plot No.216B, Door No.F-52, 1st Main Road, Anna Nagar T.S.No.118/4 part, Block No.3, Periyakudal, Chennai-102 has been approved subject to the conditions incorporated in the reference 3rd cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 4th cited and has remitted the necessary charges in Challan No.B-11170, dated 28-06-2002 including Security Deposit for building Rs.25,000/- (Rupees twenty five 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 in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, for a sum of Rs.29,500/- (Rupees twenty nine thousand five hundred only) towards Water Supply and Sewerage Infrastructure Improvement charges in his letter dated 28-6-2002.

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 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 hermetically sealed of with properly protected vents to avoid mosquito menace.

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 Development Control Rules, and enforcement action will be taken against such development.

P.T.O.,

5. Two copies/sets of approved plans numbered as Planning Permit No.B/Spl.Bldg./235(A&B)/2002, dated 03-07-2002 are sent herewith. The Planning Permit is valid for the period from 03-07-2002 to 02-07-2005.

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 after which the proposed construction can be commenced.

Yours faithfully,

A. Bal
for MEMBER-SECRETARY. 5/7/02

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

Copy to:- *57200*

- 1) Thiru T. Vivekanandaraj,
Plot No.216-B, F-Block,
F-52, First Main Road,
Anna Nagar,
Chennai-600 102.
- 2) The Deputy Planner,
Enforcement Cell,
CMDA, Chennai-600 008.
(with one copy of approved plan)
- 3) The Member,
Appropriate Authority,
102, Mahatma Gandhi Road,
Mungambakkam, Chennai-600 034.
- 5) The Commissioner of Income-Tax,
168, Mahatma Gandhi-Road,
Mungambakkam, Chennai-600 034.

The Planning Permission Application received in the reference lot and had cited for the proposed construction of Ground+2 Floors (3 dwells) at Plot No.216-B, Door No.F-52, Building at Plot No.216-B, T.5.No.115/A part, Block No.3, Anna Nagar - Approved - Reg. No.1. PPA received in SRO No.457/2002 on 30-08-2002. This Office is even No. 47.28-6-2002. Applicant's condition acceptance letter dated 28.08.2002.

5. The applicant has been stipulated by CMDA vide in the necessary charters issued for building 28-08-2002 including Security Deposit (Rupees twenty five thousand) to be paid to the Deputy Board of 10,000/- (Rupees 10,000/-) in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, for a sum of Rs.20,000/- (Rupees 20,000/-) and the Board (Rupees five hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dated 28-8-2002.

(b) With reference to the sewerage system the proposed has to submit the necessary sanitary application directly to Water and only after due sanction he can commence the internal sewer works.

(c) In respect of water supply, it may be possible for house water to extend water supply to a single supply for the above premises for the purpose of drinking and cooking only and continued to 2 persons per dwelling at the rate of 10 lpd. 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 hermetically sealed or with properly protected vents to avoid contamination.

4. Non provision of Rain Water Harvesting System in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and will be taken against such development.