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15
WITHIN CHENNAI CITY

From
The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

To
The Commissioner,
Cooperation of Chennai
Chennai - 3

Letter No. B, / 17273 / 2003

Dated: 11-2003

Sub: CMDA - Planning Permission - Proposed construction of
a-F+3 Floors Residential building with
11 dwelling units (a-F partly departmental
store) at plot No:19, New door No:4,
R.K. Shanmugam Road, K.K. Nagar in old

Ref: 1) PPA received on
S.No: 394/1 part T.S.No: 17, Block No: 104,
Kodambakkam Village, Chennai -
approved - Reg.

2) PPA received in SBC No: 558/03 dt. 1-7-03

3) T.O. L. No. 17-9-2003

4) Applicant's acceptance dt. 15-10-2003

5) Revised plan received from the applicant on 28-10-03
The Planning Permission Application/Revised Plan received in the
reference cited for the construction/development of a-F+3 Floors residential building
with 11 dwelling units (a-F partly departmental store) at Plot No:19
New door No:4, R.K. Shanmugam Road, K.K. Nagar in old S.No:394/1 part
T.S.No: 17, Block No: 104, Kodambakkam Village, Chennai
has been approved subject to the conditions incorporated in the reference cited.

2) The applicant has accepted to the conditions stipulated by CMDA vide in the
reference cited and has remitted the necessary charges, in Challan No. 25964
dated 15-10-03 including Security Deposit for building Rs. 55,000/- (Rupees fifty five
thousand only) and security deposit of Rs. 10,000/- (Rupees ten thousand only) in cash and furnished bank
Guarantee No. dt. display board at 4:10,000/- (Rupees: ten
thousand only) from

Bank
(Rupees
W.P.No.
valid till

only) as ordered in the
This Bank Guarantee is

3.a) The applicant has furnished a demand draft in favour of Managing Director,
CMWSSB, for a sum of Rs. 67200/- (Rupees sixty seven thousand two
hundred only) towards Water Supply and Sewerage Infrastructure Improvement charges in
his letter dated 15-10-2003

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/she
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 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 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 walls, overhead tanks and septic tanks are hermitically 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.

5) Two copies/sets of approved plans numbered as Planning ^{Permission} Clearance No. B/SPL-BLDG/489/2003 dated 11-11-2003 are sent herewith. The Planning Permit is valid for the period from 11-11-03 to 10-11-06

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.

2/6
Yours faithfully,

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

for MEMBER-SECRETARY.

Copy to:-

1. Thiru. C. Kasturi Raj (APR)
Tvl. Gurbir Kaur Lolax 2 others - Owners
A-Block, No: 93,
Anna Nagar, Chennai-40.
2. The Deputy Planner, Enforcement Cell (S),
CMDA, Chennai-8 (with one copy of approved plan) *Autuh*
3. The Member,
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.

From

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

To

The Commissioner,
Corporation of Chennai
Rippon Building
Chennai - 600 008

Letter No. B1/17273/2003

Dated: 11.11.2003

Sir,

Sub: CMDA - Planning permission - Proposed construction of Ground Floor + 3 floors residential building with 11 dwelling units (Ground floor partly Departmental store) at Plot No. 19, New Door No. 4 R.K. Shanmugham Road, K.K. Nagar, Old S.No. 394/1 part T.S.No. 17, Block No. 104, Kodambakkam Village, Chennai - Approved - regarding

- Ref: 1) Planning permission application received in SBC No. 558/2003, dt.1.7.2003
2) This office lr. even No. dated 17.9.2003
3) Application received Applicants acceptance letter dated 15.10.2003
4) Revised plan received from the applicant on 28.10.2003

The planning permission application/revised plan received in the reference 1st and 4th cited for the construction of Ground Floor + 3 floors residential building with 11 dwelling units (Ground floor partly Departmental store) at plot No. 19 New Door No. 4, R.K. Shanmugham Road, K.K. Nagar in Old S.No. 394/1 part T.S.No. 17, Block No. 104, Kodambakkam village, Chennai has been approved subject to the conditions incorporated in the reference 2nd cited.

2. The applicant has accepted to the conditions stipulated by Chennai Metropolitan Development Authority vide in the reference third cited and has remitted the necessary charges in Challan No. 25964, dated 15.10.2003 including security Deposit for buildings Rs. 55,000/- (Rupees fifty 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. 67,200/- (Rupees sixty seven thousand two hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dated 15.10.2003-

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 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 promoter has to ensure that the 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.

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.

5) Two Copies of approved plans numbered as planning permission No. B/Spl.Bldg/489/2003 dated 11.11.2003 are sent herewith. The planning permit is valid for the period from 11.11.2003 to 10.11.2006.

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 after which the proposed construction can be commenced.

Yours faithfully,

M. S. Srinivasan
13/11/2003

MEMBER SECRETARY

Encl:

- 1) Two copies of approved plans
- 2) Two copies of planning permit

Copy to:

- 1) Thiru C. Kasturi Raj (GPA)
Tvl. Gurbir Kamr Lolax and others - Owners
Q- Block, No. 93
Anna Nagar, Chennai - 600 040
- 2) The Deputy Planner, Enforcement Cell(s)
CMDA, Chennai - 8
(with one copy of approved plan)
- 3) The Member, Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 34
- 4) The Commissioner of Income tax
No. 108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 34

kr/12.11.