

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.B2/17994/2003, Dated:20.10.2003.

Sir,

Sub: CMDA - Planning Permission - Proposed
construction of stilt + 4 floors 8 dwelling
units residential building at New Door No.
35, M.G. Road, Shastri Nagar, Adayar, T.S.
No.40, Block No.35 of Urur Village, Chennai
- Approved - Regarding.

Ref: 1. PPA received on 9.7.2003 in
SBC No.573/2003.

2. This office letter even No.dated.
5.9.2003.

3. Applicant letter dated.16.9.2003
& 10.10.2003.

The Planning Permission Application/Revised plan
received in the reference 1st cited for the construction/
development at New Door No.35, M.G. Road, Shastri Nagar,
Adayar, T.S.No.40, Block No.35 of Urur Village, Chennai 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 2nd cited and has remitted
the necessary charges in Challan No-B-24993 dated.16.9.2003
including Security Deposit for building Rs.63,000/- (Rupees
Sixty three 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.80,000/- (Rupees Eighty
thousand only) towards water supply and sewerage Infrastructure
Improvement charges in his letter dated.16.9.2003.

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 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
avokd 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 B/Special Building/469/2003 dated.20.10.2003 are sent herewith. The planning Permit is valid for the period from 20.10.2003 to 19.10.2006.

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. K. Kishore
for MEMBER-SECRETARY.

22/10/03

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

22.10.03

Copy to:

1. M/S. Lencor Properties Ltd.,
New No.61, (Old No.31),
G.N.Chetty Road, T.Nagar
Chennai-600 017.
2. The Deputy planner,
Enforcement Cell (South)
CMDA, Chennai-600 008.
(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,
Appropriate Authority,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

(c) In respect of water supply, it may be possible for Metro Water to extend water supply to a single pump for the above premises for purpose of drinking and cooking only and confined to 2 persons per dwelling at the rate of 10 litres per day. 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 hermetically sealed or 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 deviation.