

From

To

The Member-Secretary, The Commissioner,  
Chennai Metropolitan Corporation of Chennai,  
Development Authority, Rippon Buildings,  
No.1, Gandhi Irwin Road, Chennai-600 003.  
Egmore, Chennai-600 008.

Letter No.B3/15924/2003, Dated:27.12.2004.

Sir,

Sub: CMDA - Planning Permission - Proposed construction of Stilt Floor part + Ground Floor part + 3Floor + 4th Floor part Residential building with 32 dwelling units at Door No.47 & 48, Vellala Street, S.No.22 and 23, Block No.11, Ayanavaram Village, Chennai - Approved - Regarding.

- Ref: 1. PPA received in SBC No.521/2003 dated.20.6.2003.  
2. This office letter No.even dated. 11.9.2003.  
3. Applicant letter dated.23.9.2004 along with revised plans.  
4. This office letter No.even dated. 30.10.2003 and 15.3.2004.  
5. Applicant letter dated.22.3.2004 along with revised plans.  
6. This office letter No.even dated. 20.3.2004 & 27.5.2004.  
7. Resubmitted PPA in SBC No.566/2004 dated.10.6.2004.  
8. This office letter No.even dated. 19.11.2004.  
9. Applicant letter dated.20.12.2004.

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The Planning Permission Application/Revised plan received in the reference 1st & 7th cited for the construction of stilt floor part + Ground Floor part + 3Floors + 4th Floor part residential building with 32 dwelling units at Door No.47 & 48, Vellala Street, S.No.22 and 23, Block No.11, Ayanavaram Village, Chennai has been approved subject to the conditions incorporated in the reference 8th cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 9th cited and has remitted the necessary charges in Challan No.29003 dated.28.1.2004 of Development Charge for land and building Rs.40,000/- (Rupees Forty thousand only) Scrutiny Fee Rs.500/- (Rupees Five hundred only) Regularisation Charges Rs.40,000/- (Rupees Forty thousand only) Security Deposit for building Rs.1,20,000/- (Rupees One Lakh and twenty thousand only) and Security Deposit for Display Board of Rs.10,000/- (Rupees Ten thousand only) and balance additional charges of Revised plan paid in Challan No.39589 dated.16.12.2004 ie Development charge for land and building Rs.10,000/- (Rupees Ten thousand only) Scrutiny Fee Rs.3,000/- (Rupees Three thousand only) and Security Deposit for building Rs.35,000/- (Rupees Thirty five thousand only)

3. The applicant has furnished ~~relate~~ validated DD bearing No.964971 dated.29.3.2004 for Rs.1,52,100/- (Rupees One Lakh fifty two thousand and one hundred only) and ~~other~~ another a Demand Draft in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board for a sum of Rs.46,000/- (Rupees Forty six thousand only) for Revised plan towards water supply and sewerage infrastructure improvement charges in his letter dated.20.11.04.

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 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 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 DCR, and enforcement action will be taken against such development.

5) Two sets of approved plans numbered as Planning permit No.B/Special Building/597 A to C/2004 dated,27.12.04 are sent herewith. The Planning Permit is valid for the period from 27.12.2004 to 26.12.2007.

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

Yours faithfully,

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for MEMBER-SECRETARY.

Encl: 1. Two copies/sets of approved plans.

2. Two copies of Planning Permit.

copy to:

- 1. Tvl. Kannan & Others,  
No.3, perumal Koil Street,  
Arumbakkam,  
Chennai-600 106.
- 2. The Deputy Planner,  
Enforcement cell (North),  
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,  
168, Mahatma Gandhi Road,  
Nungambakkam,  
Chennai-600 034.

ad/29/12.