

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.B3/15929/2003, dated:26-02-2004

Sir,

Sub: CMDA - Planning Permission - Proposed
construction of GF+3F Residential
Building with 16 dwelling units at Door
No.5, Sivan Koil South Mada Street,
Villivakkam, Chennai in S.No.11A, 11A/2,
3 and 4, T.S.No.116/1, 117/1, Block No.
11 of Villivakkam Village - APPROVED.

- Ref: 1. PPA received on 23-06-2003 in SBC No. 529.
2. From Thiru G. Gajendran letter dated.29.12.2003 and 22.1.2004.
3. This office letter No.dated.26.12.2003.
4. This office letter No.B3/15929/2003 dated.9.2.2004.
5. From Thiru G. Gajendran letter dated. 13.2.2004.

The Planning Permission Application/Revised Plan received in the reference 1st cited for the construction of Ground Floor + 3Floors Residential building with 16 dwelling Units at Door No.5, Sivan Koil South Mada Street, Villivakkam Chennai in S.No.11A, 11A/2, 3 and 4 and T.S.No.116/1, 117/1, Block No.11 of Villivakkam Village has been approved subject to the conditions incorporated in the reference 4th cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 5th cited and has remitted the necessary charges in Challan No.29418 dated.13.2.04 including Security Deposit for building Rs.55,000/- (Rupees Fifty thousand only) and Security Deposit for Display Board of Rs.10,000/- (Rupees Ten thousand only) Development Charge of Rs.15,000/- (Rupees Fifteen thousand only) and Scrutiny Fee of Rs.400/- (Rupees Four hundred only).

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.68,600/- (Rupees Sixty eight thousand and six hundred only) towards Water Supply and Sewerage Infrastructure Improvement Charges in his letter dated. 13.2.2004.

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 septici 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 Permit No.B/Special Building/87/2004 dated. 26.2.2004 are sent herewith. The Planning Permit is valid for the period from 26.2.2004 to 25.2.2007.

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.

Ref: 1. PPA received on 25-08-2003 in SBC No. 229.

2. From Thiru G. Gajendran letter dated 25.12.2003 and 25.1.2004.

Yours faithfully,

3. This office letter No. dated 25.12.2003.

4. Gajendran letter dated 25.12.2004. for MEMBER-SECRETARY.

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

Copy to:

1. Thiru G. Gajendran, GPA Holder, for Thiru S. Jayachandran & Others, No.27, Perambur High Road, Chennai-600 012.
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.

(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 internal sewer works.

(c) In respect of water supply, it may be possible for Metro Water to extend water supply to a single stand for the above premises for purpose of drinking and cooking only and confined to 2 persons per dwelling at the rate of 10 litres. 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 other tanks are suitably sealed with properly protected vents to avoid mosquito menace.