

WITHIN CHENNAI CITY

From

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

To

The Commissioner,
Corporation of Chennai,
Chennai-3

232
10/12

Letter No. B3/20763/2003

Dated: 9-12-2003

Sir,

Sub: CMDA - Planning Permission - Proposed construction
of ~~Street~~^{new} 4 storey residential building with 12 dwelling
units at plot no: 54, old plot no: 75/1, 75/2 and 75/3, New Avadi
road, Kilpauk, R.S.No: 911/40, Block No: 9, Egmore village division,
Chennai - A.Pet - Rg.

- Ref: 1. PPA received on 6-7-2003 in SBC No: 657/2003
- 2. Applicant ltr dt 5-9-2003 along with revised plans
- 3. T.O. No: 24-10-2003
- 4. Applicant ltr dt 27-10-2003 along with revised plans.

DESPATCHED

The Planning Permission Application / Revised plan
received in the reference ~~stand 5th~~^{stand 5th} cited for the construction
development at ~~Street~~^{new} 4 storey residential building with 12 dwelling
units at plot no: 54, ~~at~~ New Avadi road, Kilpauk, R.S.No: 911/40, Block No: 9
Egmore division, Chennai,
has been approved subject to the conditions incorporated in the
reference ~~3rd~~^{3rd} only.

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. 26282 dt. 28-10-2003
including S.D. for building Rs. 76,000/- (Rupees Seventy Six Thousand
only) S.D. for Display Board Rs. 10,000/- (Rupees Ten Thousand only and
only) and D.D for Rs. _____ (Rupees
Rs. 19,000/- (Rupees Nineteen Thousand only).

only) in cash and / furnished Bank Guarantee No. _____
dt. _____ from _____ Bank
_____ Chennai for S.D for building Rs. _____
(Rupees

only) as ordered in the W.P.No. _____ dt. _____
This Bank Guarantee is valid till _____.

3. a) The applicant has furnished a Demand Draft in
favour of M.D, C.M.W.S.S.B. for a sum of Rs. 95,800/-
(Rupees ninety five thousand and eight hundred only)
only) towards water supply and sewerage infrastructure improvement
charges in his letter dt. 27-10-2003.

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.

5. Applicant ltr dt 24-11-2003 along with revised plans ...2

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

5. Two copies /sets of approved plans numbered as Planning Permit No. SKD-BK/538/2003 dt. 9-12-2003 are sent herewith. The Planning Permit is valid for the period from 9-12-2003 to 8-12-2006

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,

[Signature]
9/12

for MEMBER SECRETARY.

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

[Signature]
8/12/2003

Copy to:

1. M/s. Coronandel Engineering Company Ltd,
C/PA holder W
Tul. Naraindas Narain Das Mehra and other
Party house, 4th floor, No: 43, ~~more more~~ Street
Chennai-1
2. The Dy. Planner (NUR)
Enforcement Cell/CMDA, Ch-8. (with one copy of approved plan)
3. The Member
Appropriate Authority
108, Mahatma Gandhi Road
Nungambakkam, Chennai-34.
4. The Commissioner of Income Tax
168, Mahatma Gandhi Road
Nungambakkam, Chennai-34.

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

To
The Commissioner,
Corporation of Chennai
Chennai - 600 003

Letter No. B3/20763/2003

Dated: 9.12.2003

Sir,

Sub: CMDA - Planning permission - Proposed construction of stilt + 4 floors residential building with 12 dwelling units at New Door No. 54, Old Door No. 75/1, 75/2 and 75/3 New Avadi Road, Kilpauk, R.S. No. 91/140, Block No. 9, Egmore Division, Chennai - Approved - regarding

Ref: 1) Planning permission application received on 6.7.2003 in SBC No. 657/2003

- 2) Applicant letter dated 5.9.2003 along with revised plans
- 3) This office lr. even No. dated 6.10.2003
- 4) Applicant letter dated 27.10.2003 along with revised plan.
- 5) Applicant letter dated 24.11.2003 along with revised plans

The planning permission application/revised plan received in the reference 1st and 5th cited for the construction of stilt floor + 4 floors residential building with 12 dwelling units at New Door No. 54, New Avadi Road, Kilpauk, R.S.No. 91/140, Block No. 9 Egmore Division, Chennai has been approved subject to the conditions incorporated in the reference 3rd cited.

2. The applicant has accepted to the conditions stipulated by Chennai Metropolitan Development Authority vide in the reference 4th cited and has remitted the necessary charges in Challan No. 26282, dated 28.10.2003 including Security Deposit for building Rs. 76,000/- (Rupees seventy six thousand only) Security Deposit for Display Board Rs. 10,000/- (Rupees ten thousand only) Development Charges for land and building Rs. 19,000/- (Rupees nineteen thousand 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. 95,800/- (Rupees ninety five thousand eight hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dated 27.10.2003.

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

4) Non provision of rain water harvest structures as stipulated 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 permit No. B/Spl.Bldg/558/2003 dated 9.12.2003 are sent for review. The planning permit is valid for the period from 9.12.2003 to 8.12.2006.

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,

A. Sela
for MEMBER SECRETARY

Encl:

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

Copy to:

- 1) M/s. Coromandel Engineering Company Limited, GPA Holder for Tyl. Narain Dasmenghraj and other Parry House, 4th floor, No. 43, Moore street, Chennai - 600 001
- 2) The Deputy Planner, Enforcement Cell CMDA, Chennai - 600 008 (with one copy of approved plan)
- 3) The Member, Appropriate Authority 108, Mahatma Gandhi Road, Nungambakkam, Chennai - 34
- 4) The Commissioner of Income Tax 168, Mahatma Gandhi Road, Nungambakkam, Chennai - 34

kr/10.12.