

From

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.B3/34285/2003, Dated:6.4.2004.

sir,

Sub: CMDA - Planning Permission - Proposed
Construction of Stilt + 4 Floors Two
Blocks - Residential Building with 72
dwelling units at R.S.No.192/1&2, T.S.
No.101/1&2, Block No.1 of Peravallur,
Chennai-82, Door No.14, High Tension
Line Road, Chelliamman Colony, Peravallur
Chennai-82, Approved - Regarding.

- Ref: 1. PPA received on 978/2003
dated.4.11.2003.
2. This office letter even No.
dated.4.11.2003. 9.2.2004
3. Your letter dated.12.12.2003
& 19.2.2004.
4. This office letter even No.
dated.18.3.2004.
5. Applicant letter dated.29.3.2004.

The Planning Permission Application / Revised plan
received in the reference cited for the construction of Stilt +
4 Floors Two blocks - Residential building with 72 dwelling units
at R.S.No.192/1&2, T.S.No.101/1&2, Block No.1 of Peravallur
Village, Door No.14, High Tension line and Chelliamman Colony,
Peravallur, Chennai-82 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.31148 dated.29.3.2004 including
Security Deposit for building Rs.4,50,000/- (Rupees Four Lakhs
and fifty thousand only) Security Deposit for Display Board of
Rs.10,000/- (Rupees Ten thousand only) Regularisation charges
Rs.95,000/- (Rupees Ninety five thousand only) Open Space
Reservation charges Rs.13,98,000/- (Rupees Thirteen Lakhs and
ninety eight thousand only) and scrutiny fee Rs.2,600/- (Rupees
Two thousand and six hundred only) in cash/DD.

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.5,67,000/- (Rupees Five Lakhs and
sixty seven thousand only) towards water supply and sewerage
infrastructure improvement charges in his letter dated.29.3.2004.

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 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

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tanks and septic tanks are hermitically sealed off 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.B/Special Building/171 AtoM/2004 dated 6.4.2004 are sent herewith. The planning permit is valid for the period from 6.4.2004 to 5.4.2007.

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,

for MEMBER-SECRETARY.

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

Copy to:

1. M/s. Rajarathnam Construction (P) Ltd., - No.1, 7th Cross Street, Shenoy Nagar West, Chennai-600 030.
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.

sd/B/4.

(c) In respect of water supply, it may be possible for Metro water to extend water supply to a single supply for the above premises for the purpose of drinking and cooking only and confined 2 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 alternative 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