

From . 2003/41150/2003

To

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

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The Commissioner,  
Corporation of Chennai,  
Rippon Buildings,  
Chennai-600 003.

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Letter No.B3/41150/2003, Dated:12.5.2004.

Sir,

Sub: CMDA - Planning Permission - Proposed  
Construction of Ground + 3Floors Residential  
buildings with 7 dwelling units and shops  
16.30m<sup>2</sup> at Plot No.2000A, S.No.223/part,  
13th Main Road Koyambedu Village. A.A.  
Nagar Chennai - Approved.

- Ref: 1. PPA received in SBC No.1156/03  
dated.22.12.2003.  
2. This office letter No.B3/41150/03  
dated.27.4.2004.  
3. Applicant letter No.Nil dated.  
30.4.2004.

*note* The Planning Permission Application / Revised Plan  
received in the reference cited for the construction of Ground +  
3Floors Residential building with 7 dwelling and Shops 16.30m<sup>2</sup>  
at Plot No.2000 A, S.No.223/part 13th Main Road, Koyambedu Village,  
Anna Nagar, Chennai has been approved subject to the conditions  
incorporated in the reference 2nd cited.

2. The applicant has accepted to the conditions  
stipulated by CMDA vide in the reference 3rd cited and has  
remitted the necessary charges in Challan No.32193 dated.30.4.2004  
including Security Deposit for building Rs.60,000/- (Rupees  
Sixty thousand only) (Development Charge Rs.10,000/- (Rupees Ten  
thousand only) Regularisation Charge Rs.8,000/- (Rupees Eight  
thousand only, Security Deposit for Building Rs.32,000/- (Rupees  
Thirty two thousand only) 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.33,100/- (Rupees Thirty eight  
thousand and one hundred only) towards water supply and sewerage  
infrastructure improvement charges in his letter dated.30.4.2004.

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 takune up  
only after the approval of the water application. It shall be  
ensure that all wells, overhead tanks and septic tanks are  
hermitically sealed of with properly protected vents to avoid  
mosquito menace.





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2..2.. Commissioner

Corporation of Chennai

The Member-Secretary,  
Chennai Metropolitan  
Development Authority

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 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/229/04 dated. 12.5.2004 are sent herewith. The Planning Permit is valid for the period from 12.5.2004 to 11.5.2007.

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.

3. Applicant letter No. B3/41150/03 dated 27.5.2004.  
2. This office letter No. B3/41150/03 dated 22.12.2003.

Yours faithfully,

for MEMBER-SECRETARY.

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

Copy to:

1. M/s Pushkar Properties PVT Ltd., Thiru P. Krathira (POA), F-12, 2nd Main Road, Anna Nagar East, Chennai-600 102.
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.

(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 the purpose of drinking and cooking only and confined to 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 ensure that all wells, overhead tanks and septic tanks are hermetically sealed or with properly protected vents to avoid mosquito menace.