

From

To

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

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

Letter No. BC1/9775/2003

Dated: 1-12-2003

Sir,

Sub: CMDA - Planning permission - Proposed
construction of Basement floor + Ground
floor + 3 floor shops cum Restaurant
cum Lodge building at Plot No.3 'E' Road,
Block No.1, Koyambedu village, Chennai
Approved plans sent - Regarding.

- Ref: 1. PPA received on 10-4-2003 vide SBC.No.292
2. This office Lr. even No. dt.9-9-2003 &
19-10-2003
3. Lr. from the applicant dt.12-9-2003,
10-10-2003 & 31-10-2003
4. This office Lr. even No. dt.27-10-2003
5. Lr. from the applicant dt.12-11-2003 &
21-11-2003.

The planning permission application/Revised plan received in the reference cited for the construction/development of proposed construction of Basement floor + Ground floor + 3rd floor Shops cum Restaurant cum lodge building at Plot No.3 'E' Road, Block No.1, Koyambedu village, Chennai has been approved subject to the conditions incorporation in the reference.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference cited and has remitted the necessary charges in cash bill No.B-26381, dated 31-10-2003 including Security Deposit for building Rs.1,54,000/- (Rupees One lakhs fifty four thousand only) and Display Deposit 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.1,93,600/- (Rupees One lakhs Ninety three thousand and six hundred only) towards Water supply and Sewerage Infrastructure Improvement charges in his letter dated 3-11-2003.

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 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 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 Development Control Rules and enforcement action will be taken against such development.

5. Two copies of approved plans numbered as Planning permission No.B/spl.building/524 A&B/2003, dated 1-12-2003 are sent herewith. The planning permit is valid for the period from 1-12-2003 to 30-11-2006.

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.

Yours faithfully,

hm
11/12/03
for MEMBER SECRETARY.

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

Copy to: 1. Thiru John Boseo Peters, Partner,
M/s Four square promoters,
AA.29, 3rd Street,
Anna Nagar, Chennai -600 040.

2. The Deputy Planner,
Enforcement Cell(S),
CMDA, Chennai -8.
(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.

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