

From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
1 Gandhi Irwin Road,
Chennai-8.

To

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



Lr.No. B1/34252/2004

Dated: 30.5.05.

Sir,

Sub: CMDA - Area plans unit - Planning
Permission - Proposed construction of
Basement floor part + Ground floor Pt
+ Stilt part + 2nd floor + 3rd floor Pt.
residential building with 4 dwelling
units at Old No.8, 1st Street, New No.
40, 3rd Street, Abhiramapuram, R.S.No.
3636/22Pt, R.S.No. 3636/52 & 53, Block
No.72 of Mylapore, Chennai - Approved
- Reg.

- Refs: 1. PPA recd. in SBC No.1184/04, dt.16.11.04.
2. This office lr. even no. dt.31.1.2005.
3. Revised plan received on 4.3.2005.
4. This office lr. even no. dt.6.5.05.
5. Applicant's lr. dt. 15.5.05.

The planning permission application and Revised plans received in the references 1st & 3rd cited for the construction of Basement floor part + Ground floor part + Stilt part + 2nd floor + 3rd floor part residential building with 4 dwelling units at Old No.8, 1st Street, New No.40, 3rd Street, Abhiramapuram, R.S.No.3636/22part, R.S.No.3636/52 & 53, Block No.72 of Mylapore, Chennai 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 4th cited and has remitted the necessary charges in Challan Nos. 31262, dt.31.3.04 & 3708, dt. 16.5.05 including Development charges for land and building Rs. 13,500/- (Rupees Thirteen thousand and five hundred only) Regularisation charges Rs. 11,000/- (Rupees Eleven thousand only) Security Deposit for building Rs. 55,000/- (Rupees Fifty five thousand only) and Display Deposit of Rs. 10,000/- (Rupees Ten thousand only) in cash, while obtaining the earlier approval vide P.P.No. B/Spl. Bldg/169 A&B/2004 in this office Lr.No. B1/4420/2004, dt. 6.4.2004.

3. a) The applicant has already furnished a Demand Draft bearing D.D.No. 053429, dt. 31.3.2004, UBI, Ashok Nagar in favour of Managing Director, CMWSSB for a sum of Rs. 69,000/- (Rupees Sixty nine thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dt. 1.4.2004, while obtaining earlier approval vide P.P.No. B/Spl. Bldg/169 A&B/2004 and the same has been forwarded to M.D, CMWSSB in this office Lr.No. B1/4420/04, dt. 30.4.2004 for the balance amount of Rs. 1,400/- (Rupees One thousand and four hundred only) the applicant has furnished a D.D. in favour of Managing Director, CMWSSB towards water supply and sewerage infrastructure improvement charges in his letter dt. 15.5.2005.

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.

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, over head 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 Permit No. B/Spl. Bldg/166 A&B/2005, dt. 30.5.2005 are sent herewith. The planning permit is valid for the period from 30.05.2005 to 29.05.2008.

6. This approval revises the earlier one issued by this office vide P.F.No. B/Spl. Bldg/169 A&B/2004 in Lr.No. B1/4420/04, dt. 6.4.2004 and the said approval is hereby cancelled.

7. This approval is not final. The applicant has to approach the Corporation of Chennai for issue of Building Permit under the local body act, only after which the proposed construction can be commenced.

Yours faithfully,

M. M. Srinivasan
6/6/05
for MEMBER-SECRETARY

Encl:

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

4/6/05

Copy to: 1. Thiru A. Perikaruppan (POA)
6th Floor,
Raja Rajeswari Towers,
No.51, Radhakrishnan Salai,
Mylapore, Chennai-4.

- 2. The Deputy Planner,
Enforcement Cell/CMDA
(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.