

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.B1/34672/2004, Dated:12.4.2005.

Sir,

Sub: CMDA - Planning permission - Proposed construction of Stilt parking Floor + 4 Floor Residential building with 14 dwelling units at Old Door No.104 & 105, New Door No.38 & 40, Dr. Ranga Road, Old S.No.3582/4 part, R.S.No.3582/41, Block No.71, Mylapore Chennai - Approved - Regarding.

- Ref: 1. PPA received in SBC No.1207/2004 dated.18.11.2004.
2. This office letter even No.dated. 23.3.2005.
3. Revised Plan received on 31.3.2005.

The Planning Permission Application/Revised Plan received in the reference 1st & 3rd cited for the proposed construction of Stilt parking floor + 4 Floors residential building with 14 dwelling units at Old Door No.104 & 105, New Door No.38 & 40, Dr. Ranga Road, Old S.No.3582/4 part, R.S.No.3582/41, Block No.71, Mylapore, 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 2nd cited and has remitted the necessary charges in Challan No.2442 dated.29.3.2005 including Security Deposit for building Rs.1,45,000/- (Rupees One Lakh and forty five thousand only) and Security Deposit for 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.1,83,040/- (Rupees One Lakh eighty three thousand and forty only) towards water supply and sewerage infrastructure improvement charges in his letter dated. 31.3.2005.

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 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 sets of approved plans numbered as Planning Permit No.B/Special Building/109 to A&B/2005 dated. 12.4.2005 are sent herewith. The Planning Permit is valid for the period from 12.4.2005 to 11.4.2008.

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,

for MEMBER-SECRETARY.

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

Copy to:

1. M/s. Sumanth & Co.,
No.108, Luz Church Road,
Mylapore,
Chennai-600 004.
2. The Deputy Planner,
Enforcement Cell (South),
CMDA, Chennai-600 008.
(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-600 034.

(a) In respect of water supply, it may be possible for house water to extend water supply to a single room for the above premises for purpose of drinking and cooking. In this regard, the promoter should apply 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 enquiry 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 pipes tanks are hermetically sealed or with properly protected joints to avoid moisture menace.

(b) Not provided 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.