

From

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

To

The Commissioner,
St. Thomas Mount Panchayat Union
at Chitlapakkam,
Chennai-600 064. Copy

Letter No.B2/15001/2004, Dated:24.5.2005.

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission
Proposed construction of Ground Floor + 3
Floors residential cum commercial building
with 56 dwelling units (Ground Floor partly
Departmental Store) at Old Door No.152, New
Door No.122, Medavakkam Main Road, in S.No.
164/2A, 164/3A & 164/3B of Kovilambakkam
Village, Chennai- Approved - Regarding.

- Ref: 1. PPA received in SBC No.471/04,
dated.19.5.2004.
2. Applicants Revised plan letter
dated.29.3.2005.
3. This office letter even No.dated.
22.4.2005.
4. Applicants condition acceptance
letter dated.6.5.2005.

The Planning Permission Application and Revised plan
received in the reference 1st and IInd cited for the proposed
construction of Ground Floor + 3Floors residential cum commercial
building with 56 dwelling units (Ground Floor partly Departmental
Store) at Old Door No.152, New Door No.122, Medavakkam Main Road,
in S.No.164/2A, 164/3A and 164/3B of Kovilambakkam Village,
Chennai has been approved subject to the conditions incorporated
in the reference 3rd.

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 No.C-3503 dated.6.5.2005
including Security Deposit for building Rs.1,70,000/- (Rupees
One Lakh seventy thousand only) security Deposit for Display
Board of Rs.10,000/- (Rupees Ten thousand only) and security
Deposit for septic Tank with Upflow Filter of Rs.58,000/- (Rupees
Fifty eight thousand only) in cash.

3. The Local body is requested to ensure water supply
and sewerage disposal facility for the proposal before issuing
building permit.

4. The Up flow filter to be initially maintained by
the Promoter till the Resident's Association is formed and take
over it.

5. 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.

6. Two sets of approved plans numbered as planning
permit No.B/Special Building/158/A to C/2005 dated.24.5.2005 are
sent herewith. The Planning Permit is valid for the period from
24.5.2005 to 23.5.2008.

7. This approval is not final. The applicant has to
approach the Panchayat Union for issue of building permit under
the Local Body Act, only after which the proposed construction
can be commenced.

Yours faithfully,

H. V. Maheshwaran
FOR MEMBER-SECRETARY

Encl: 1. Two copies/sets of approved plans.

2. Two copies of Planning Permit.

Copy to: Chennai-600 084.

1. Thiru V. Murugan, P.H. of Tvl. M. Sahadevan & 2 Others, No.23, Second East Street, Thiruvanniyur, Chennai-600 081.

2. The Deputy Planner, Enforcement Cell, 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, No.168, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

4. Applicant's condition acceptance letter dated 2.2.2005.

The planning permission application and revised plan received in the reference letter and cited for the date 24/5. Construction of ground floor + 3 floors residential cum commercial building with 25 dwelling units (ground floor partly Departmental and 24 units in 8 No. 164/2A, 164/3A and 164/3B of Kovilambakkam Village, Chennai has been approved subject to the conditions incorporated in the reference letter.

1. The applicant has accepted to the conditions stipulated by CMDA vide in the reference letter cited and has made the necessary changes in the plan No. C-2503 dated 2.2.2005 including security deposit for building Rs.1,70,000/- (Rupees one lakh seventy thousand only) security deposit for display Board of Rs.10,000/- (Rupees ten thousand only) and security deposit for water tank with effluent filter of Rs.58,000/- (Rupees fifty eight thousand only) in cash.

2. The local body is requested to ensure water supply and sewerage disposal facility for the proposed before issuing building permit.

3. The up flow filter to be installed and maintained by the promoter till the residents' association is formed and take over it.

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/158/A to C/2005 dated 24.2.2005 are sent herewith. The planning permit is valid for the period from 24.2.2005 to 23.2.2008.

6. This approval is not final. The applicant has to approach the Panchayat Union for issue of building permit and the local body only after which the proposed construction can be commenced.

Yours faithfully,
Yours faithfully,