

From

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

To

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

Letter No.B2/16479/2004

Dated: 6-10-2004

Sir,

Sub: CMDA - Planning permission - (Proposed construction of residential building Stilt + IVth floors with 8 dwelling units at Plot No.S 38, Old Door No.36, New Door No.26, Ist Avenue, Shastri Nagar, Adyar, Chennai - Comprised in T.S.No.5, Block No.23 of Urur village) Approved - Regarding.

- Ref: 1. PPA received in GC/SBC.No.56/2004, dated 2-6-2004
2. This office Lr. even No. dt.3-8-2004, 26-8-2004 & 13-9-2004
3. This office Lr. even No. dt.29-9-2004
4. Applicant Tmt Kousalya Rajagopal's Lr. dt.12-8-2004, 30-8-04 & 15-9-2004
5. -do- letter dt.1-10-2004.

The planning permission application/Revised plan received in the reference 1st & 3rd cited for the construction of residential building Stilt + IVth floors with 8 dwelling units at Plot No.S 38, Old Door No.36, New Door No.26, Ist Avenue, Shastri Nagar, Adyar, Chennai comprised in T.S.No.5 Block No.23 of Urur village has been approved subject to the conditions incorporated in the reference.

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.B-36603, dated 1-10-2004 including Security Deposit for building Rs.64,000/- (Rupees Sixty four thousand only) Security Deposit for Display Board Rs.10,000/- (Rupees Ten thousand only) Development charge Rs.15,500/- (Rupees Fifteen thousand and five hundred only).

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.80,500/- (Rupees Eighty thousand and five hundred only) towards Water supply and Sewerage Infrastructure Improvement charges in his letter dated 1-10-2004.

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.

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 wells, overhead tanks and septic tanks are hermitically sealed of with properly protected vents to avoid mosquito menace.

p.t.o.

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.building/496/2004, dated 6-10-2004 are sent herewith. The planning permit is valid for the period from 6-10-2004 to 5-10-2007.

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,

G. Kumaraswamy
12/10/04
for MEMBER SECRETARY.

Encl: 1. Two copies of approved plans
2. Two copies of Planning permit

Copy to: 1. Tmt Kousalya Rajagopal (POA)
No.C-78, Darsh Nagar, VGP Sala
Saidapet, Chennai -600 015.

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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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.80,500/- (Rupees eighty thousand and five hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dated 1-10-2004.

(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.

In respect of water supply, it may be possible for Metro water to extend water supply to a single supply 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 hermetically sealed off with properly protected vents to avoid mosquito menace.