

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
@ Chitlapakkam
Chennai.

Letter No.B2 / 22820 / 2004

Dated : 28.2.2005

Sir,

Sub:-CMDA - Area Plans Unit - Planning Permission - Proposed construction of Group Development of Residential Building comprising 2 Blocks totally 99 dwelling units (Block 'A' Stilt + 4 floors with 55 dwelling units, Block 'B' Stilt + 4 Floors with 44 dwelling units) at S.No.96/1 pt., 104/2 pt., 104/103, 104/112, 104/120, 121, 122 & 104/123 of Okkiyam Thuraipakkam Village, Chennai - **Approved Plans** Sent - Reg.

- Ref:-**1) PPA received in SBC No. 743/2004 dated 30.7.2004
2) Applicant Revised Plan lr. dt. 24.1.2005
3) This Office Letter even no. dt. 15.2.2005
4) Applicant condition acceptance letter dt. 21.2.2005.

The Planning Permission Application and Revised Plan received in the reference **1st & 2nd** cited for the proposed construction of Group Development of Residential Building comprising 2 Blocks totally 99 dwelling units (Block 'A' Stilt + 4 floors with 55 dwelling units, Block 'B' Stilt + 4 Floors with 44 dwelling units) at S.No.96/1 pt., 104/2 pt., 104/103, 104/112, 104/120, 121, 122 & 104/123 of Okkiyam Thuraipakkam Village, Chennai, has been **approved** subject to the conditions incorporated in the reference **3rd** cited and subject to the conditions that the applicant should fill up the site above the existing flood level of that area to avoid inundation.

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-1565 dated 21.2.05 Security Deposit for Display Board Deposit of Rs.10,000/- (Rupees Ten thousand only) and furnished Bank Guarantee No.SBH-641/BG/12/04-05 dated 21.2.05 from State Bank of Hyderabad, Mount Road Branch, Chennai for Security Deposit for proposed Development of Rs.7,15,000/- (Rupees Seven lakhs fifteen thousand only and Security Deposit for Septic Tank with Upflow Filter of Rs.99,000/- (Rupees Ninety nine thousand only) as ordered in the W.P. No.5160 of 2005 dt. 17.2.2005. This Bank Guarantee is valid till 20.02.2010.

-: 2 :-

3) The Local Body is requested to ensure Water Supply and Sewerage disposal facility for the proposal before issuing building permit.

4) Non Provision of Rain Water Harvesting 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 / Spl.Bldg. / 66 A to K / 2005 dated 28.2.2005 are sent herewith. The Planning Permit is valid for the period from 28.2.2005 to 27.2.2008.

6) 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,

K. Rameshwaran
for MEMBER-SECRETARY.

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

A
28.2.05

Copy to:-

1. Thiru. K.Murugesan & 2 Others
P.H. of Tvl.B.Sakunthala Rao & 6 others
No.52 & 54, North Boag Road
T.Nagar, Chennai - 600 017.
2. The Deputy Planner,
Enforcement Cell (N), CMDA, Chennai-8
(with one copy of approved plan)
3. The Member
Appropriate Authority
108, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.
4. The Commissioner of Income-Tax
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.