

From

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

To

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

Letter No.B2/25/2004

Dated: 27-5-2004

Sir,

Sub: CMDA - Planning permission -
Proposed construction of Ground +
Two floors + third floor(part)
Residential building at Old Door
No.48, New Door No.43, 12th Avenue,
Ashok Nagar, Chennai -83, T.S.No.18,
Block No.71, Kodambakkam village -
Approved - Regarding.

- Ref: 1. PPA received on 30-12-2003 in Green
Channel No.88/2003
2. Applicants letter dated 31-3-2004
3. This office Lr. even No. dt.23-4-2004
4. Applicant Thiru Kirshorekumar Gokaldas
letter dated 5-5-2004.

The planning permission application/Revised plan received in the reference Ist & IInd cited for the construction of Ground + 2 floors + Third floor(part) Residential building with 10 dwelling units at Old Door No.48, New Door No.43, 12th Avenue, Ashok Nagar, Chennai -83, T.S.No.18, Block No.71, Kodambakkam 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 fourth cited and has submitted the necessary charges in Challan No.B-32301, dated 5-5-2004 including Security Deposit for building Rs.70,000/- (Rupees Seventy thousand only), Regularisation charge of Rs.18,000/- (Rupees Eighteen thousand only) Security Deposit for Display Board of Rs.10,000/- (Rupees ten thousand only) and Development charge Rs.18,000/- (Rupees eighteen thousand 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.88,000/- (Rupees Eighty eight thousand only) towards Water supply and Sewerage Infrastructure Improvement charges in his letter dated 5-5-2004.

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.

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.

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/255/2004, dt.21-5-2004 are sent herewith. The Planning permit ~~xx~~ is valid for the period from 27-5-2004 to 26-5-2007.

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,

M.K.Krishna
28/5/04
for MEMBER SECRETARY.

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

Copy to: 1. Thiru Kishore Kumar Gokaldas,
No.5, Bishop Wallers Avenue (East),
Mylapore, Chennai -4

2. The Deputy Planner,
Enforcement Cell(S),
CMDA, Chennai -3.
(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.

cms/28-5

(a) The applicant has furnished a demand in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board for a sum of Rs.88,000/- (Rupees Eighty eight thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dated 5-5-2004.

(b) With reference to the sewerage system the promoter has to submit the necessary statutory application directly to Metro Water and only after due sanction he 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 unit for the above premises for purpose of drinking and cooking only and confined to 2 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 statutory process 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 rooftop tanks are hermetically sealed or with properly protected vents to avoid mosquito menace.