

From

To

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

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

Letter No.B2/28673/2004

Dated: 19.09.2005

Sir,

Sub: CMDA - Area Plans Unit - Planning
Permission - Proposed construction of
Group Development (Block A&B - Stilt
floor + 4 floor and Block-C Ground
Floor Part/Stilt Floor Part + 3 floor +
4 Floor Part) residential cum commercial
with 48 dwelling unit and 219.19m² of
commercial activity at Plot No.13A,
S.No.185/2Pt., 185/4, 187/4 and 187/5
of Velachery village - Approved - Reg.

- Ref: 1. PPA received in SBC No.953, dt.21.9.04.
2. This office lr. even No. dt.4.2.2005.
3. Your letter dt.22.12.2004, 4.3.2004,
8.4.2005, 4.7.2005 and 25.8.2005.

...

The Planning Permission Application received in the reference 1st cited for the construction of Group Development Block A & B - Stilt Floor + 4 Floor and Block-C Ground Floor (Part)/Stilt floor (Part) + 3 floor + 4 floor (Part) Residential cum Commercial building with 48 dwelling units and 219.19m² commercial activity at Plot No.13A, S.No.185/2Pt., 185/4, 187/4 and 187/5 of Velachery village, Chennai, has been approved subject to the conditions incorporated in the reference 3rd cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference (3) cited and has remitted the necessary charges in Challan No.C.6317m dt.25.08.2005 including Development charges for land and building Rs.82,500/- (Rupees eighty two thousand and five hundred only), Regularisation charges Rs.76,000/- (Rupees seventy six thousand only), Open Space Reservation charges Rs.6,18,000/- (Rupees six lakhs and eighteen thousand only), Security Deposit for building Rs.3,18,000/- (Rupees three lakhs and eighteen thousand only) and Display Deposit 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.4,07,000/- (Rupees four lakhs and seven thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dt.25.08.2005.

(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 can commence the internal sewer works.

(c) In respect of water supply, it may be possible for Metro Water to extent water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined 5 persons per dwelling at the rate of 10 lpcd.

In respect of requirements 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 off 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 copies of approved plans numbered as Planning Permit No.B/Spl.Bldg./341 A to G/2005, dated 19.09.2005 are sent herewith. The Planning Permit is valid for the period from 19.09.2005 to 18.09.2008.

6. This approval is not final. The applicant has to approach the Commissioner, Corporation of Chennai 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 copies of approved plans.
- 2. Two copies of Planning Permit.

Copy to: 1. Thiru N.S. Radha Krishnan (PAH), Door No.61 (New), 28 (Old), Poes Garden, Chennai-600 086.

2. The Deputy Planner, Enforcement Cell, CMDA, Chennai-600 008. (with one copy of approved plan).

3. The Member, Appropriate Authority, 108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.

4. The Commissioner of Income-Tax, No.168, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.

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