

From

To

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

The Commissioner,
Ambathur Municipality,
Ambathur,
Chennai-600 053.

Letter No.B3/13754/2004, Dated:31.12.2004.

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission
- Proposed construction of Ground + 2Floor
part and 3Floor part Residential building with
8 dwelling units at Plot No.4A & 4B, Jaswanth
Nagar in T.S.No.603/9A2, 19A3 & 20A4 of
Mogappair Village - Approved - Regarding.

- Ref: 1. PPA received in SBC No.426,
dated.5.5.2004.
2. Applicant letter dated.28.9.2004.
3. This office letter even No.dated.
18.11.2004.
4. This office letter even No.dated.
13.12.2004.
5. Applicant letter dated.26.11.2004 along
with clarification obtained from TNHB.
6. Applicant letter dated.17.12.2004.

The Planning Permission Application received in the reference cited for the construction of Ground + 2Floors and 3rd Floor part Residential Building with 8 dwelling unit at Plot No.4A & 4B, Jaswanth Nagar in T.S.No.603/19A2, 19A3 & 20A4 of Mogappair Village, Chennai has been approved subject to the conditions incorporated in the reference 4th cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 5th cited and has remitted the necessary charges in challan No.39538 dated.17.12.2004 including Security Deposit for building Rs.42,000/- (Rupees Forty two thousand only) and Display Deposit of Rs.10,000/- (Rupees Ten thousand only) Regularisation Charge Rs.8,000/- (Rupees Eight thousand only) and Development Charge for Land & Building Rs.12,000/- (Rupees Twelve thousand only).

3. a) The applicant has furnished a Demand Draft in favour of Managing Director, Chennai Metropolitan Water Supply & Sewerage Board for a sum of Rs.51,200/- (Rupees Fifty one thousand and two hundred only) Towards water supply and Sewerage infrastructure improvement charges in his letter dated.17.12.2004.

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/she 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 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 walls, overhead tanks and septa tanks are hermetically sealed of 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/Special Building/603/2004, dated.31.12.2004 are sent herewith. The Planning Permit is valid for the period from 31.12.2004 to 30.12.2007.

6) This approval is not final. The applicant has to approach the 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 *A. Selva*
for MEMBER-SECRETARY.

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

Copy to:

1. Thiru K. Krishnan & Others.
No.17/2, Lakshmi Colony,
T.Nagar,
Chennai-600 017.

2. The Deputy Planner,
Enforcement Cell,
CMDA, Chennai-8.
(with one copy of approved plan).

3. The Member,
Appropriate Authority,
109, Mahatma Gandhi Road,
Nungambakkam, Chennai-34.

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

sd/31/12.