

WITHIN CHENNAI CITY:

From

The Member Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

To

The Commissioner
Corporation of Chennai
Chennai-3.

Letter No.B3/17923/2004

Dated: 25.11.04

Sir,

Sub: CMDA - Planning Permission - Proposed construction of Part Stilt + 4 floors and Part BF+GF+3 floors Residential building with 19 dwelling units and office area of 240 sq.m. at Old Door No.137, New No.12, R.S.No.257, Block No.15, Perambur Division, Chennai - Approved.

Ref: 1) PPA received in SBC No.524/2004 dt.15.6.04
2) This office Lr. even dt.20.7.04.
3) Applicant Lr. dt.26.7.04 along with revised plan.
4) This Office Lr. Even No. dt.25.8.04.
5) Applicant Lr. Dt. Nil received on 10.11.04.

The Planning Permission Application and revised plan received in the reference 1st & 3rd cited for the proposed construction of Part Stilt + 4 floors and Part BF+GF+3 floors Residential building with 19 dwelling units and office area of 240 sq.m. at Old Door No.137, New No.12, R.S.No.257, Block No.15, Perambur Division, 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 all the necessary charges in Challan No. ~~37898~~ 38015 dated 9.11.2004, including Development Charges land and building Rs.36,000/- (Rupees Thirty six thousand only), Balance Scrutiny Fee of Rs.700/- (Rupees Seven hundred only), Security Deposit for building of Rs.1,32,000/- (Rupees One lakh Thirty two thousand only) and Security Deposit for Display Board Rs.10,000/- (Rupees Ten Thousand only).

3.a) The applicant has furnished a demand draft in favour of Managing Director, CMWSSB, for a sum of Rs. 1,68,200/- (Rupees One lakh sixty eight thousand two hundred only) towards Water Supply and Sewerage Infrastructure Improvement charges in his letter dt.10.11.04.

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 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.

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/sets of approved plans numbered as Planning Permit No.B/Spl.Bldg/557/AtoC/04 dated 25.11.2004 are sent herewith. The Planning Permit is valid for the period from 25.11.2004 to 24.11.2007.

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,


for MEMBER-SECRETARY. 28/11/04

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

Copy to:-

1. Thiru Hitesh G.Shah
GPA Holder for Tvl.A.Sriramulu Naidu & Others
G-38C, 1st Main Road
Anna Nagar, Chennai-102.
2. The Deputy Planner, Enforcement Cell (N),
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.