

To

The Commissioner
Corporation of Chennai
Chennai - 600 003

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

Letter No. B3/22001/2004

Dated: 30.12.2004

Sir,

Sub: CMDA - planning permission - proposed
construction of stilt floor + 4 floors
residential building with 16 dwelling units
at Plot No. 1209 and 1210, Z-Block, 13th street,
A.A. Nagar, S.No. 127 part, T.S.No. 21 and 22
Block No. 49 of Villivakkam Village, Chennai -
Approved - regarding

- Ref: 1) Planning permission application received
on 20.7.2004 in SBC No. 709/2004
2) This office letter even No. dt. 31.8.2004
3) Applicant letter dt. 11.9.2004 received on 17.11.2004
along with revised plan
4) This office letter No. even dt. 6.12.2004
5) Applicant letter dated 22.12.2004

The planning permission application/revised plan received
in the reference 1st and 3rd cited for the construction of stilt
floor + 4 floors residential building with 16 dwelling units with
16 dwelling units at plot No. 1209 and 1210, Z-block, 13th street,
A.A. Nagar, S.No. 127 prt part, T.S.No. 21 and 22 Block No. 49 of
Villivakkam Chennai has been approved subject to the conditions
incorporated in the reference 4th cited.

2. The applicant has accepted to the conditions stipulated
by Chennai Metropolitan Development Authority vide in the reference
5th cited and has remitted the necessary charges in Challan No.
39695 dated 22.12.2004 including Development Charges and for
land and building Rs. 25,000/- (Rupees twenty five thousand only)
Balance scrutiny fee Rs. 1,000/- (Rupees one thousand only)
Regularisation charges Rs. 20,000/- (Rupees twenty thousand only)
Security Deposit for building Rs. 1,00,000/- (Rupees one lakh only)
and Security Deposit for Display Board Rs. 10,000/- (Rupees ten
thousand only) as

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. 1,25,500/- (Rupees one lakh twenty five
thousand five hundred only) towards water supply and sewerage
infrastructure improvement charges in his letter dated 22.12.2004

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 can commence the int-
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 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 a 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 sets of approved plans numbered as planning permit No. B/Spl.Bldg/598 A&B/2004, dated 30.12.2004 are sent herewith. The planning permit is valid for the period from 30.12.2004 to 29.12.2007.

6) This approval is not final. The applicant has to approach 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

Encl:

- 1) Two sets of approved plans
- 2) Two copies of planning permit

Copy to:

- 1) Thiru S. Sridharan M/s. Newry properties Pvt. Limited No. F-181, Anna Nagar East, Chennai - 102
- 2) The Member Deputy-Planner, Appropriate Authority 108, Mahatma Gandhi Road, Nungambakkam, Chennai - 34
- 3) The Deputy Planner, Enforcement Cell CMDA, Chennai - 8 (with one copy of approved plan)
- 4) The Commissioner, of Income Tax 163, Mahatma Gandhi Road, Nungambakkam, Chennai - 34

kcr/5.1.