



From

To

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
1 Gandhi Irwin Road,  
Chennai-8.

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

Lr.No. B3/24607/2004

Dated: 21.12.05.

Sir,

Sub: CMDA - Area plans unit - planning  
permission - Proposed construction  
of 2 blocks of Stilt part + Ground  
floor part + 3 floors + 4 floors Part  
with 42 dwelling units at Door No.  
(Old)39, New No.12/87 Westmada Church  
Street in R.S.No.503/6 - Block No.13,  
Tondiarpet Division, Royapuram,  
Chennai - Approved - Reg.

- Ref: 1. PPA recd. in SBC No.806/04, dt.16.8.04.  
 2. This office letter No. dt.4.1.05.  
 3. Your letter dt. 19.1.05.  
 4. This office lr.even no. dt.25.1.05  
 alongwith Revised plan  
 5. Your letter dt. 22.1.05.  
 6. T.O. lr.even no. dt.12.4.05.  
 7. Your letter dt. 19.3.05.  
 8. T.O. lr.even no. dt.26.10.05.  
 9. Your letter dt. 22.11.05.

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The planning permission application and Revised plan received in the reference 1st cited for the construction development of 2 blocks of Stilt Pt + Ground floor part + 3F + 4th floor part with 42 dwelling units at Door No. (old) 39, New No.12/87, West mada Church Street in R.S.No.503/6, Block No.13 of Tondiarpet division, Royapuram, Chennai has been approved subject to the conditions incorporated in the reference 8th cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 9th cited and has remitted the necessary charges in Challan No. C8238, dt.22.11.05 Development charges for land and building Rs. 77,000/- (Rs. Seventy seven thousand only) Balance Scrutiny fee Rs. 1,700/- (Rupees One thousand and seven hundred only) and Security Deposit for Display Board Rs. 10,000/- (Rs. Ten thousand only) and furnished Bank Guarantee No. ABO1 BGF053250003, dt.21.11.05 from Karur Vysya Bank, T.Nagar, Chennai-17 for Rs. 2,50,000/- towards Security Deposit and as ordered in WP No. 35938 of 2005 dt. 10.11.05.

3.a) The applicant furnished B.D of Rs.1,59,050/- towards Infrastructure Development Charges for CMRSSB in D.D No. and remaining 50% furnished B.G.No. ABO1BGF 053250004, dt. 21.11.05 of value Rs. 1,59,050/- from Karur Vysya Bank, T.Nagar Branch, Chennai-17 as ordered in the WP No. 38749 of 2005 dt. 10.11.05 in WP No.35938 of 2005. This Bank Guarantee is valid till 21.11.2010.

3. b) With reference to the sewage system the promoter has to submit the necessary application directly to Metro water and only after due sanction he/she can commence the internal sewer works.



3. c) In respect of watersupply it may be possible for Metrowater to extend water supply for a single pump 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 requirement of water for other uses, the promoter has to ensure that he/she can make alternate arrangements. In this case also, the promoter should apply for the water connection, after approval of 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 hermetically sealed off with properly protected vents to avoid mosquito menace.

4. Non provision provision of rain water harvest structures as shown in the approved plans to the satisfaction of the Authority and also be considered as a deviation to the approved plans and also be considered as a deviation to the above 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. 442 A to C, dated 21.12.2005 are sent herewith. The planning permit is valid for the period from 21.12.2005 to 20.12.2008.

6. This approval is not final. The applicant has to approach the Commissioner, Chennai Corporation, Chennai-3 for issue of Building Permit under the local body act, only after which the proposed construction can be commenced.

7. The local body is requested to monitor the buildings and ensure that the constructions are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,

*R. J. Hosain* 22/12/05  
for MEMBER-SECRETARY  
22.12.2005

- Encl:
1. Two copies/sets of approved plan
  2. Two copies of planning permit

- Copy to:
1. Thiru Mehul H. Doshi,  
3H Century Plaza,  
560, Anna Salai, Chennai-18.
  2. The Deputy Planner,  
Enforcement Cell  
CMDA (with one copy of  
approved plan)
  3. The Member,  
Appropriate Authority,  
108 Mahatma Gandhi Road,  
Nungambakkam, Chennai-34.
  4. The Commissioner of Income-Tax,  
168, Mahatma Gandhi Road,  
Nungambakkam, Chennai-34.