

From

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

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

Lr.No. B3/38187/04

Dated: 18.3.05.

Sir,

Sub: CMDA - planning permission - Proposed construction of Ground floor + 3floors residential building with 8 dwelling units at Plot No.15, New Door No.13, Old Door No.15, Second Cross St., Venkatesapuram Colony, S.No.154/1, T.S.No.48, Block No.34 of Ayanavaram division, Chennai-Approved - Reg.

- Ref: 1. PPA recd. on 15.12.04 in SBC No.1327/04
2. This office lr.even no. dt.1.3.05.
3. Applicant lr. dt. 3.3.05 alongwith revised plans recd. on 4.3.05.

The planning permission application / Revised plan received in the reference 1st & 3rd cited for the construction of Ground floor + 3floors residential building with 8 dwelling units at Plot No.15, New Door No.13, Old Door No.15, Second Cross Street, Venkatesapuram, S.No. 154/1, T.S.No.48, Block No.34 of Ayanavaram Division, Chennai has been approved subject to the conditions incorporated in the reference 2nd cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 3rd cited and remitted the necessary charges in Challan No. 1888, dated 4.3.2005 including Development Charges for land and building Rs.12,000/- (Rupees Twelve thousand only) Scrutiny Fee Rs. 700/- (Rupees Seven hundred only) Security Deposit for building Rs. 38,000/- (Rupees Thirty eight thousand only) S.D. for Display Board Rs. 10,000/- (Rupees Ten thousand only)

3. a) The applicant has furnished a Demand Draft in favour of Managing Director, C.M.W.S.S.B. for a sum of Rs.48,000/- (Rupees Forty eight thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dated 3.3.2005 received on 4.3.2005.

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 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, over head tanks and septic tanks are hermetically sealed of with properly protected vents to avoid mosquito menace.

p.t.o.

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 DCR, and enforcement action will be taken against such development.

5. Two copies of approved plans numbered as Planning Permit No. B/Spl. Bldg/85/2005, dt. 18.3.2005 are sent herewith. The planning permit is valid for the period from 18.3.2005 to 17.3.2008.

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

Encls

- 1. Two copies of approved plans
- 2. Two copies of planning permit

Copy to: 1. Thiru G. Gajendran,
 Managing Director,
 M/s. Vinoth Promoter & Developers
 Pvt. Limited,
 GPA Holder for Thiru K.

Udayachandra Balu,
 No.27, Perambur High Road,
 Perambur, Chennai-12.

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,
 108, Mahatma Gandhi Road,
 Nungambakkam, Chennai-34.

kk/22/3