

From

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

To

The Commissioner
Corporation of Chennai
Rippon Buildings
Chennai - 600 003.

Letter No.BC1 / 24217 / 2004

Dated : 7.12.2004

Sir,

Sub:-CMDA - Area Plans Unit - Planning Permission - Proposed construction of Stilt floor + 4 floors Commercial (Office) Building at New Door No. 127, Old Door No.74, Triplicane High Road, R.S.No.2770/29, Block No.50 of Triplicane, Chennai - Approved Plans sent - Reg.

Ref:-1) PPA received in SBC No. 789/2004 dt. 11.8.2004

2) This Office Letter even no. dt. 14/9/04

3) Revised Plan received vide lr. dt. 12.10.04

4) This Office letter even no. dt. 19.11.2004

5) Applicant's letter dt. 26.11.04 & 3.12.2004

The Planning Permission Application received in the reference 1st & 3rd cited for the construction of Stilt floor + 4 floors Commercial (Office) Building at New Door No. 127, Old Door No.74, Triplicane High Road, R.S.No.2770/29, Block No.50 of Triplicane, 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 Cash Bill No. 38430 dated 26.11.04 including Security Deposit for building Rs.40,000/- (Rupees Forty thousand only), and Security Deposit for Display Board Rs.10,000/- (Rupees Ten thousand only) in Cash.

3) a. The applicant has furnished a demand draft in favour of Managing Director, CMWSSB, for a sum of Rs. 48,700/- (Rupees Forty eight thousand and seven hundred only) towards Water Supply and Sewerage Infrastructure Improvement Charges in his letter dt. 26.11.04.

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 hermetically sealed 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 sets of approved plans numbered as Planning Permit No. B / Spl.Bldg. / 568 / 2004 dated 7.12.2004 are sent herewith. The Planning Permit is valid for the period from 7.12.2004 to 6.12.2007.

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,

FOC for MEMBER-SECRETARY.

Encl: 1) Two copies / sets of approved plans.

2) Two copies of Planning Permit

Copy to:-

1. Thiru. S. Martin
No.127, Triplicane High Road
Triplicane
Chennai - 600 005.
2. The Deputy Planner,
Enforcement Cell (S), CMDA, Chennai-8 (with one copy of approved plan)
3. The Member
Appropriate Authority
108, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.
4. The Commissioner of Income-Tax
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.