



From

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

To

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

Letter No.BC1/25220/2004

Dated: 8-10-2004

Sir,

Sub: CMDA - Planning permission - Proposed
construction of Ground floor + 3 floors
residential building with 8 dwelling
units at Door No.3, Ragavan Reddy Colony,
12th Avenue, Ashok Nagar, T.S.No.15,
Block No.86, Kodambakkam village -
Approved - Regarding.

- Ref: 1. PPA received in Green Channel No.80/2004,
dated 24-8-2004
2. This office Lr. even No. dt.28-9-2004
3. Applicant's letter dated 1-10-2004.

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The planning permission application/Revised plan received in the reference cited for the construction of Ground floor + 3 floors Residential building with 8 dwelling units at Door No.3, Ragavan Reddy Colony, 12th Avenue, Ashok Nagar, T.S.No.15, Block No.86, Kodambakkam village has been approved subject to the conditions incorporated in the reference.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference cited and has remitted the necessary charges in Cash Bill No.36581, dated 1-10-2004 including Security Deposit for building Rs.38,000/- (Rupees Thirty eight thousand only) and Display Deposit of Rs.10,000/- (Rupees ten thousand only) in cash.

3. a) The applicant has furnished a demand draft in favour of Managing Director, CHWSSB for a sum of Rs.46,400/- (Rupees Forty six thousand and four hundred only) towards Water supply and Sewerage Infrastructure improvement charges in his letter dated 1-10-2004.

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 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 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 of approved plans numbered as Planning permit No.B/spl.building/502/2004, dated 8-10-2004 are sent herewith. The planning permit is valid for the period from 8-10-2004 to 7-10-2007.

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,

12/10/04

FOC for MEMBER SECRETARY

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

Copy to: 1. Mr. V. Ravichandran (POA)
New No.4, Ashok Ashwin,
9th Avenue, Ashok Nagar,
Chennai -600 083.

2. The Deputy Planner,
Enforcement Cell (S)
CMDA, Chennai -6
(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.

cms/12-10

(c) In respect of water supply, it may be possible for water to extend water supply to a single tap for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 lpd. In respect of requirement of water for other uses, the promoter has to ensure that he can make adequate arrangements. In this case also, the promoter should apply for the water connection after approval of the authority 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 public tanks are periodically tested with properly protected vents to avoid