

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

To
The Commissioner
Corporation of Chennai
Chennai - 600 003.

Letter No.BC1/ 8626/ 2004

Dated : 16/11/2004

Sir,

Sub:-CMDA - Area Plans Unit - Planning Permission - Proposed construction of Group Development of Residential building of stilt parking floor + 4 floors comprising 6 Blocks totally 144 dwelling units at Old Door No.140, New Door No.150, Pillaiyar Koil Street, Jafferkhanpet in Old S.No.359/1A, 359/1B and 360/1 pt., T.S.No.2, Block No.127 of Kodambakkam Village, Chennai - Approved - Reg.

- Ref:-**1) PPA received in SBC No. 259/04 dt. 22.3.04
2) Applicant's Revised Plan letter dt. 19.10.04
3) This office letter even no. dt. 3.11.04
4) Applicant Condition acceptance lr. dt. 5.11.04

The Planning Permission Application received in the reference 1st & 2nd cited for the construction of Group Development of Residential building of stilt parking floor + 4 floors comprising 6 Blocks totally 144 dwelling units at Old Door No.140, New Door No.150, Pillaiyar Koil Street, Jafferkhanpet in Old S.No.359/1A, 359/1B and 360/1 pt., T.S.No.2, Block No.127 of Kodambakkam Village, Chennai, has been approved subject to the conditions incorporated in the reference 3rd cited.

2) The applicant has accepted to the conditions stipulated by CMDA vide in the reference 4th cited and has remitted the necessary charges in Challan No. B 37915 dated 5.11.04 including Security Deposit for building Rs.20,000/- (Rupees Twenty thousand only) and Display Deposit of Rs.10,000/- (Rupees Ten thousand only) in Cash and the applicant has already furnished Bank Guarantee No.15/2003 dt. 27.12.03 from Indian Bank, MGR Nagar, Chennai-78, for Rs.9,25,000/- (Rupees Nine lakhs twentyfive thousand only) as ordered in the W.P.No.37100 of 2003 dt. 18.12.2003. This Bank Guarantee is valid till 26.12.2008. This Security Deposit for Building has been adjusted against the present demand of Rs.9,45,000/- (Rupees Nine lakhs fortyfive thousand only)

3) (a) The applicant has furnished a Demand Draft in favour of M.D., CMWSSB for a sum of Rs.25,000/- (Rupees Twenty five thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dt. 5/11/04. The DD No.593906 dt. 29.12.03 for Rs.11,72,000/- from Indian Bank, Chennai-78 in favour of M.D., CMWSSB has already sent to CMWSSB vide this office letter No.B1/7213/2003 dt. 30.1.2004 has been adjusted against the present demand of Rs.11,97,000/-

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 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/she 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 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.Bldg. / 535 A to G / 2004 dated 16.11.2004 are sent herewith. The Planning Permit is valid for the period from 16.11.2004 to 15.11.2007.

6) This approval is not final. The applicant has to approach the Township for issue of building permit under the Local Body Act, only after which the proposed construction can be commenced.

7) This approval revises the earlier approval issued by this office vide PP NO.B/Spl.Bldgs./24 A to G/2004 dt. 19.1.2004 in Lr.No.B1/7213/2003 dt. 19.1.04 and the earlier approval issued is hereby cancelled. Further Security Deposit for Display Board of Rs.10,000/-, DC of Rs.2,30,000/- remitted by the applicant earlier vide Cash Bill No.B-28474 dt. 7.1.04 has been adjusted.

Yours faithfully,

FOC for MEMBER-SECRETARY.

Encl: 1) Two copies of approved plans.
2) Two copies of Planning Permit

Copy to:-

1. Thiru. B.Nagi Reddy
P.H. of Tvl.Yogesh & 4 others
Block No.56-C, Lakshmanasami Salai
K.K.Nagar, Chennai - 600 078.
2. The Deputy Planner,
Enforcement Cell, CMDA, Chennai-8
(with one copy of approved plan)
3. The Member
Appropriate Authority
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.
4. The Commissioner of Income-Tax
Appropriate Authority
108, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.