

From - The Member Secretary
Chennai Metropolitan
Development Authority
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 003

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



Letter No. C5/1076/2004

Dated: 2.9.2004

Sir,

Sub: CMDA - Area Plans Unit - Multistoreyed Building
planning permission for the proposed construction
of Block A Ground floor + 13 floors and Block B
Stilt + 4 floors residential flats (30 dwelling
units) at T.S.No. 4/6, 4/7, 4/8 and 4/10 Block
4/6, 4/7, 4/8 and 4/10 Block No. 9C of Naduvakkara
Village, 4th Avenue, Anna Nagar, Chennai - 40 -
Approved and sent regarding

- Ref: 1) Planning permission application received on 8.1.2004
2) This office letter even No. dated 27.4.2004
to the Government
3) Government letter (Ms) No. 130, dated 28.5.2004
Housing and Urban Development Department
4) This office Development Charges advise
dated 2.7.2004
5) Director of Fire service remarks in Rc.No.1242/
E1/2004, dated 24.2.2004
6) Commissioner of Police (Traffic) Remarks in
Rc.No. JC(T)/N1/76/1549/2004, dated 17.3.2004
7) Chennai Corporation remarks in WDC.No. D11/77/20
dated 25.2.2004
8) Applicant letter dated 30.7.2004

The planning permission application received in the
reference cited for the construction of Block A Ground floor
13 floors and Block B Stilt + 4 floors residential flats
(30 dwelling units) at T.S.No. 4/6, 4/7, 4/8 and 4/10 Block
of Naduvakkara village, 4th Avenue, Anna Nagar, Chennai -
has been approved subject to the conditions incorporated in
reference 4th to 7th cited.

2. The applicant has remitted the following charges.

- 1) Development charges : Rs. 75,000/- (Rupees seven
thousand five hundred only)
- 2) Balance Scrutiny fee : Rs. 1,000/- (Rupees one
thousand only)
- 3) Security Deposit : Rs. 4,50,000/- (Rupees four
lakhs and fifty thousand only)
- 4) Open Space reservation : Rs. 44,61,000/- (Rupees
four lakhs sixty one thousand
only)
- 5) Regularisation charges : Rs. 37,000/- (Rupees thirty
seven thousand only)
- 6) Display board : Rs. 10,000/- (Rupees ten
thousand only)

Remitted in receipt No. 34650, dated 30.7.2004

7) Infrastructural Development : Rs. 2,87,000/- (Rupees two lakhs eighty seven thousand only) paid the DD No. 778942 dt. 30.7.2004 in favour of Managing Director, CMWSSB, Chennai - 2

3. 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.

4. In respect of water supply, it may be possible for metro water to extent water supply to a single sump for the above premises for the purpose of drinking and cooking only and confined to 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 play for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water applications. It shall be ensured that all wells, overhead tanks and septic tanks are hermetically applied with proper protected vents to avoid mosquito menace. 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.

4) Two sets of approved plans, numbered as C/PP/MSB/20A/E/2004 planning permit No. 397 dated 2.9.2004 are sent herewith. The planning permit is valid for the period from 2nd August 2004 to 1st August 2007.

5) This approval is not final. The applicant has to approach the Chennai Corporation for issue of building permit under the respective Local body Acts, only after which the proposed construction can be commenced.

Yours faithfully,

S. Srinivasan
for MEMBER SECRETARY

Encls:

- 1) Two sets of approved plans
- 2) Two copies of planning permit

Copy to:

- 1) Thiru J. Rajkumar Balsingh (GPA)
AC-63, 5th Avenue, Anna Nagar,
Chennai - 40
- 2) The Deputy Planner, Enforcement Cell, CMDA
Chennai - 8 (with one copy of approved plan)
- 3) The Chairman, Appropriate Authority
No. 108, Mahatma Gandhi Road, Nungambakkam, Chennai - 34
- 4) The Commissioner of Income Tax
168, Mahatma Gandhi Road, Nungambakkam, Chennai - 34
- 5) The Director of Fire and Rescue Service,
P.B. No. 776, Egmore, Chennai - 8
- 6) The Chief Engineer, CMWSSB, No. 1, Pumping Station Road,
Chindadripet, Chennai - 2
- 7) The Deputy Commissioner of Police (Traffic)
Vepery, Chennai - 7
- 8) The Chief Engineer, THRB, Chennai - 2

kcr/3.9