

From

To

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

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

Letter No.B1/12320/2005, Dated:5.10.2005.

Sir,

Sub: CMDA - Area Plans Unit - planning permission
- proposed construction of residential
Group development of 5 (five) Blocks of
Stilt Parking floor + 4 Floors with 42
dwelling units in total at Door No.9, Veenus
Colony II street, Alwarpet, R.S.No.1553/1
part, Block No.30 of Mylapore Village,
Chennai - Approved - Regarding.

- Ref: 1. PPA received in SBC No.436/2005
dated.5.5.2005.
2. Revised plan received on 25.7.2005.
3. This office letter even No.dated.
11.8.2005.
4. Revised plan received on 16.8.2005.
5. This office letter even No.dated.
8.9.2005.
6. Revised plan received on 12.9.2005.
7. This office letter even No.dated.
27.9.2005.
8. Applicant's letter dated,28.9.2005.

The Planning Permission Application and the revised plans received in the reference 1st & 6th cited for the proposed construction of residential group development of 5 (five) Blocks of Stilt parking floor + 4 Floors with 42 dwelling units in total at Door No.9, Veenus Colony IInd Street, Alwarpet, R.S. No.1553/1part, Block No.30 of Mylapore Village, Chennai has been approved subject to the conditions incorporated in the reference 7th cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 7th cited and has remitted the necessary charges in Challan No.13821 dated.16.10.2002 including Development Charges for land and building Rs.1,45,000/- (Rupees One Lakh forty five thousand only) security Deposit for building Rs.6,00,000/- (Rupees six lakhs only) and Display Deposit of Rs.10,000/- (Rupees ten thousand only) in cash, while obtaining earlier approval vide P.P.No.B/Special Building/361 A too/2002 dated,23.10.2002 and the said remittances has been adjusted for this revised approval.

3.a) As per the letter No.CMWSSB/EE(HQ)/Special/2002 dated,20.8.2002 from the Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, MIDC demand has not been raised for the site under reference, since the site under reference was covered under overall development in R.S.No.1553/1, Block No.30 of Mylapore Village, Chennai.

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 sets of approved plans numbered as Planning permit No.B/Special Building/374 A to L/2005 dated.5.10.05 are sent herewith. The Planning permit is valid for the period from 5.10.2005 to 4.10.2008.

6) This approval revises the earlier, one issued by this office vide P.P.No.B/Special Building/361 A to O/2002 in letter No.B1/8752/2002 dated.23.10.2002. The earlier approval is hereby cancelled.

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

Yours faithfully,

M. J. (10/05)
for MEMBER-SECRETARY.

Encl: 1. Two sets of approved plans.
2. Two copies of Planning permit.

Copy to:

1. Thiru sureshkumar (POA) representing M/s Venus Studios, No.3, Blackers Road, Mount Road, Chennai-600 002.

2. The Deputy planner, Enforcement Cell, 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.