

From

To

The Member-Secretary,
Chennai Metropolitan
Development Authority,
1 Gandhi Irwin Road,
Chennai-8.

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

Lr.No. B1/351/2005

Dated: 30.6.05.

Sir,

Sub: CMDA - Area plans unit - Planning
Permission - Proposed construction of
Stilt parking floor + 4 floors residen-
tial building with 28 dwelling units
at S.No.366/2, Velachery High Road,
Velachery Village, Chennai - Approved
- Reg.

- Ref: 1. PPA recd. in SBC No.11/2005, dt.5.1.05.
2. This office lr. even no.dt. 13.5.05.
3. Revised plan recd. on 5.5.05 &
23.5.05.
4. This office lr.even no.dt.9.6.05.
5. Applicant's lr. dt. 24.6.05.

The planning permission application and Revised plans received in the reference 1st & 3rd cited for the proposed construction of Stilt parking floor + 4 floors residential building with 28 dwelling units at S.No. 366/2, Velachery High Road, Velachery village, Chennai has been approved subject to the conditions incorporated in the reference 4th cited and also subject to condition that the temporary structures to be received on completion of construction.

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. 4456, dt.22.6.05 including Development charges for land and building Rs.44,000/- (Rupees Forty four thousand only) Security Deposit for building Rs. 1,77,000/- (Rupees One Lakh and seventy seven thousand only) and Display Deposit of Rs. 10,000/- in cash.

3. a) The applicant has furnished a Demand Draft in favour of Managing Director, CMWSSB for a sum of Rs. 2,24,000/- (Rupees Two Lakhs and twenty four thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dt. 24.6.05.

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 purpose 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/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 hermetically sealed off 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/218 A to C/2005, dated 30.6.2005 are sent herewith. The Planning Permit is valid for the period from 30.06.2005 to 29-06-2008.

6. 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. [Signature]
11/7/05
for MEMBER-SECRETARY

Encl:

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

- Copy to:
- 1. Thiru Ramesh C. Soningara,
C/o. Maan Sarovar Shelters
India Pvt. Ltd.,
No. 104, Linghi Chetty Street,
Chennai-600 001.
 - 2. The Deputy Planner,
Enforcement Cell/CMDA
(with one copy of approved plan)

- 3. The Member,
Appropriate Authority,
108 Mahatma Gandhi Road,
Nungambakkam, Chennai-34.
- 4. The Commissioner of Income-Tax,
108 Mahatma Gandhi Road,
Nungambakkam, Chennai-34.