

From

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

The Commissioner, Corporation of Chennai, Chennai-600003.

Letter No. B1/8994/2005

Dated: 17.08.2005

Sir,

Sub: CMDA - Area Plans Unit - Planning Permission

Proposed construction of stilt parking

floor + 3 floors + 4 floors part

residential building with 7 dwelling units

at Old No. 49, New No. 44, Beach Road, Arundale Nagar, Old R.S. No. 166/2 Part, T.S. No. 16, Block No. 56 of Thiruvanmiyur

village, Chennai - Approved - Reg.

Ref: 1. PPA received in SBC No. 322/2005, dt. 28.03.2005.

2. This office lr. even No. dt. 15.07.2005.

3. Revised Plan received on 21.07.2005.

4. This office lr. even No. dt. 04.08.2005.

5. Applicant's letter dated 10.08.2005.

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The Planning Permission Application and the revised plans received in the reference 1st and 3rd cited for the proposed construction of stilt parking floor + 3 floors + 4 floor Part residential building with 7 dwelling units at Old No. 49, New No. 44, Beach Road, Arundale Nagar, Old R.S. No. 166/2 Part, T.S. No. 16, Block No. 56 of Thiruvanmiyur village, Chennai has been approved subject to the conditions incorporated in the reference 4th 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. 5969, dt. 10.08.2005 including Development Charges for land and building Rs. 28,000/- (Rupees twenty eight thousand only) Security Deposit for building Rs. 92,000/- (Rupees ninety two 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, Chennai Metropolitan Water Supply and Sewerage Board for a sum of Rs. 1,15,200/- (Rupees one lakh fifteen thousand and two hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dt. 10.08.2005.

(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 extent 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 can make alternate arrangements. In this case also, the promoter should apply for the water connection.

P.t.o.

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./302/2005, dated 17.08.2005 are sent herewith. The Planning-Permit is valid for the period from 17.08.2005 to 16.08.2008.

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. I. / 17/8/05  
for MEMBER-SECRETARY.

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

- Copy to:
1. M/s. Lancor Properties Ltd., (POA), "SIVASAKTHI", No.61, G.N. Chetty Road, T.Nagar, Chennai-600 017.
  2. The Deputy Planner, Enforcement Cell, CMDA, Chennai-600 008. (with one copy of approved plan).
  3. The Member, Appropriate Authority, 108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.
  4. The Commissioner of Income-Tax, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.

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