

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. B2 / 25373 / 05

Dated: 22-05-06

Sir,

Sub: CMDA - Area Plans Unit - Planning permission - proposed construction of 4th floor part Residential building with 7 dwellings at Plot No: 24, Pulkamini Road, Besant Nagar Extension Phase-I Old SW: 158/101 - CSW: 89/4 Block No. 54 of Shikharinagar village, Besant Nagar Ch-90  
- Approved - reg

PR  
29/5  
DESPATCHED

- Ref: 1) PPA received in SBC/~~Green~~ Channel No. 991/05 dt. 05.10.05
- 2) T.O. No. ECU No: dt: 15.12.05; 03.02.06
- 3) Your letter dt 09.01.06; 12.01.06; 03.02.06; 16.02.06 & 05.05.06.
- 4) T.O. No. ECU No: dt: 15.05.06.
- 5) Applicant's lr dt: 17.05.06.

The planning permission application received in the reference cited for the construction of Residential building with 7 dwelling units at Plot No: 24, Pulkamini Road, Besant Nagar, Besant Nagar Extension Phase I, Old SW: 158/101, CSW: 89/4 Block No. 54 of Shikharinagar village, Besant Nagar Chennai - 600090

Chennai, has been approved subject to the conditions incorporated in the reference cited ~~(X)~~

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference cited and has remitted the necessary charges in Challan No. C-12246 dated 17.05.06. including Development Charges for land and building Rs. 14000/- (Rupees Fourteen thousand) Regularisation Charges Rs. (Rupees) Open Space Reservation charges Rs. ( Security Deposit for building Rs. 50000/- (Rupees Fifty thousand only) and Display Deposit of Rs. 10,000/- (Rupees Ten thousand only) and SD for Septic Tank Rs. ( in cash.

(XX) also and the applicant should hand over the space left for ... 2/- road widening to the Corp. of Chennai through a Registered gift deed at his own cost.

3.a) The applicant has furnished a Demand Draft in favour of M.D, CMWSSB for a sum of Rs. 67000/- (Sixty seven thousand only) towards water supply and sewerage infrastructure improvement charges in his letter dated 17.05.06.

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 sum 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 structure 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/ 242/2006, dated 22.05.06, are sent herewith. The planning permit is valid for the period from 22.05.06 to 21.05.09.....

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.

7) The Local Body is requested to monitor the buildings and ensure that the constructions are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,

for MEMBER-SECRETARY

Encl: 1) Two copies of approved plans  
2) Two copies of planning permit

Copy to:

- 1) Thiru. S. Palanichamy  
107/59, P.S. Sivasamy Salai, Mylapore Chennai - 600004.
- 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. 100, Mahatma Gandhi Road, Nungambakkam, Chennai - 34

~~As the LB is requested to be after handing over the space left for the road portion to the CEE thro' a gift deed at his own cost.~~