

From:

To:

The Member-Secretary,  
Chennai Metropolitan  
Development Authority,  
14 Gandhi Irwin Road,  
Chennai-600 003.

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

Lr.No. B2/6054/2005 Dated: 15.12.05.

Sir,

Sub: CMDA - Area plans unit - B'Channel  
(South) planning permission -

Proposed construction of Basement  
floor + Ground + Mezzanine floor +  
3 floors residential-cum-Commercial  
building with 9 dwelling units  
(Basement floor Non FSI area, Ground  
floor + Mezzanine floor Restaurant  
1st floor to 3rd floor Residential)  
at Plot No. S-8, Old Door No. 58,  
New Door No. 13, M.G. Road, Sastri  
Nagar, Adyar, Chennai in T.S.No. 87,  
Block No. 33 of Urur village, Chennai  
- Approved - Reg.

- Ref: 1. PPA recd. in SEC No. 220/05, dt. 25.2.05.  
2. This office lr. even no. dt. 19.9.05.  
3. Applicants R.P. lr. dt. 3.10.05.  
4. Applicants condition acceptance lr.  
dt. 3.10.05.

The planning permission application received in the  
reference 1st & 2nd cited for the construction of Basement  
floor + Ground floor + Mezzanine floor + 3 floors residential  
cum-Commercial building with 9 dwelling units (Basement +  
Non FSI area, Ground floor + Mezzanine floor Restaurant and  
1st floor to 3rd floor residential) at Plot No. S-8, Old Door  
No. 58, New Door No. 13, M.G. Road, Sastri Nagar, Adyar, in  
T.S.No. 87, Block No. 33 of Urur village, Chennai has been  
approved subject to the conditions incorporated in the  
reference 2nd 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. C.877, dt. 4.2.05.  
including Development charges for land and building  
Rs. 17,000/- (Rupees Seventeen thousand only) Security Deposit  
for building Rs. 58,000/- (Rupees Fifty eight thousand only)  
and Display Bank Deposit of Rs. 10,000/- (Rupees Ten thousand  
only)

3. a) The applicant has furnished a Demand Draft  
in favour of Managing Director, CMWSSB for a sum of Rs. 72,000/-  
(Rupees Seventy two thousand only) towards water supply and  
sewerage infrastructure improvement charges in his letter  
dated 4.2.2005. The D.D.No. 699337, dt. 3.2.2005 from State  
Bank of India for Rs. 72,000/- already sent to Managing  
Director, CMWSSB vide in this office Lr.No. B2/17513/2004  
has been adjusted against the present demand of Rs. 72,000/-

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 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 hermitically 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 copies of approved plans numbered as Planning Permit No. B/Spl. Bldg/440 A&B/2005, dated 15.12.2005 are sent herewith. The planning permit is valid for the period from 15.12.2005 to 14.12.2008.

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.

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.

8. This approval revises the earlier approval issued by this office vide PP No. B/Spl. Bldg/49/2005 in Ir.No. B2/17513/2004, dt. 10.2.05 and the earlier approval issued is hereby cancelled. Further Security Deposit for the proposed development of Rs. 58,000/- DC of Rs. 17,000/- and S.D. for Display Board of Rs. 10,000/- remitted by the applicant earlier vide cash bill No. C-877, dt. 4.2.05 has been adjusted.

Yours faithfully,

*S. Anand*  
19/12

Encs: 1. Two copies of approved plans  
2. Two copies of planning permit for MEMBER-SECRETARY

Copy to: 1. Thiru M. Arivazhagan,  
P.H. of Mrs. Catherine Sargunar,  
Old No.23, New No.39, 1st Cross St.,  
K.B. Nagar, Adayar, Chennai-20.

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,  
168 Mahatma Gandhi Road,  
Nungambakkam, Chennai-34.