

From

To

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

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

Letter No.B3/16480/2005

Dated: 04.08.2005

Sub: CMDA - Area Plans Unit - Planning

Permission - Proposed construction
of Ground + 3 floors residential
building with 16 dwelling units at
Plot No.4, New Door No.123, Old No.95,
Perambur High Road, Perambur, Chennai-11
in R.S.No.446/1-4, T.S.No.446/3 & 12,
Block No.24 of Perambur village,
Chennai - Approved - Regarding.

Ref: 1. PPA received in SBC No.598,
dt.20.06.2005.

2. Lr.No.M/W 280/NOC 15/2005, dt.6.7.05
from the Divisional Railway Manager,
South Railway.

3. This office lr.even No. dt.29.7.05.

4. Applicants letter dt.1.8.2005.

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The Planning Permission Application received in the reference 1st cited for the proposed construction of Ground + 3 floors residential building with 16 dwelling units at Plot No.4, New Door No.123, Old No.95, Perambur High Road, Perambur, Chennai-11 in R.S.No.446/1-4, T.S.No.446/3 & 12, Block No.24 of Perambur village, Chennai has been approved subject to the conditions incorporated in the reference 3rd cited and subject to the conditions laid down by the Southern Railways in the reference 2nd cited.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 3rd cited and has remitted the necessary charges in Challan No.5776, dt.1.08.2005 including Development Charges for land and building Rs.17,000/- (Rupees seventeen thousand only) balance scrutiny charges Rs.150/- (Rupees one hundred and fifty only) Security Deposit for building Rs.66,000/- (Rupees sixty six 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.83,600/- (Rupees eighty three thousand and six hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dt.01.08.2005.

(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 lpd.

The Member-Secretary,
The Commissioner,
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, 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 Harvesting 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./279A&B/2005, dated 04.08.2005 are sent herewith. The Planning Permit is valid for the period from 04.08.2005 to 03.08.2008.

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

Yours faithfully,

S. Srinivasan
for MEMBER-SECRETARY.

Encl: 1. Two copies of approved plans.

2. Two copies of Planning Permit.

Copy to: 1. Thiru A. Sathiya Narayana,
No.4, A.P. Arasu 2nd street,
Nehru Nagar,
Chennai-600 118.

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.168, Mahatma Gandhi Road,
Nungambakkam,
Chennai-600 034.

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