

From

To

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

The Commissioner
Corporation of Chennai
Chennai - 600 008.

Letter No. B3/18263/2005

Dated: 05/02/2006

Sir,

Sub:-CMDA - Area Plans Unit - Planning Permission - Proposed construction of skilled pt + GP pt + SF + 3rd floor pt & 4th floor part Departmental store cum residential building with 14 Dwelling units at plot no 1A, State Bank Colony, 1st Street, Perambur High road, Perambur, Chennai in R.S no 264/14, Block no 16 of Perambur Village - Approved - Reg.

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1912
DESPATCHEL

- Ref:-1) PPA received in SBC / Green Channel No 677/05 dt. 13-7-2005
 (2) This Office Letter even no. dt. 29/8/2005.
 (3) Applicant dr no nil dt. 13-9-2005 along with Revised plans
 (4) This office dr even no. dt 29/11/2005.
 (5) Applicant dr no nil dt 12-12-2005 along with Revised plans.
 (6) This office dr even no. dt 31-01-06
 (7) Applicant dr no nil dt 6-2-2006

The Planning Permission Application received in the reference.....1st..... cited for the construction of skilled pt + GP pt + SF + 3rd floor pt & 4th floor part Departmental store cum Residential building with 14 Dwelling units at plot no 1A, State Bank Colony, 1st Street, Perambur High road, Perambur - Chennai in R.S. no 264/14, Block no 16 of Perambur Village

Chennai, has been approved subject to the conditions incorporated in the reference ..6th..... cited.

2) The applicant has accepted to the conditions stipulated by CMDA vide in the reference 6th cited and has remitted the necessary charges in Challan No. C.9509 dated 06/02/06 including Security Deposit for building Rs. 46,500/- (Rupees fourty six thousand & five hundred) 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 M.D., CMWSSB for a sum of Rs. 58,300/- (Rupees fivey eight thousand & three hundred only) towards water supply and sewerage infrastructure improvement charges in his letter dt. 6-2-2006.

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.

721300/-

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 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 the civil 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 copies of approved plans numbered as Planning Permit No. B / Spl.Bldg. / 43 / 2006 dated -02-2006 are sent herewith. The Planning Permit is valid for the period from -02-2006 to -02-2009

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

(X) The local body is requested to monitor the buildings and ensure that construction are made as per the approved plan & 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

O/C P/S
08/02/06

Copy to:-

ASJ
10/2/06

1. Thiru. Thahirudeen Kalbeer,
M/S. Regency Creators Pvt Ltd,
No.18, (old No 24A), Zakkaria Colony Main Road,
Kodambakkam,
Chennai - 600 094.
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.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 34.