

33/2/2

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

To  
The Commissioner,  
Corporation of Chennai  
Chennai - 600 003

Letter No. BC/25711/2005

Dated: 1-2-2006

Sir,

Sub: CMDA - Area Plans Unit - Planning  
permission - ~~proposed construction of~~ revision to the  
earlier app. plan - ~~Group development (2 blocks)~~  
5ft + 4 floors Residential building with 24 D.U's (total)  
at new door no. 26 & 28, Cathedral garden road  
and 2 & 4, Cathedral garden lane, R.S. No. 2/34, 2/35,  
Block no. 1 of Mylapore, Chennai  
- Approved - reg

PR  
3/2/06  
**DESPATCHE**

- Ref: 1) PPA received in SBC/~~Green Channel~~ No. 1012/2005  
dt 10/10/2005
2. P.O. for even no. dt 6/1/2006
  3. Applicant dr. dt 9/1/2006

The planning permission application received in  
the reference ..... 1<sup>st</sup> cited for the construction of (revision to the  
earlier app. plan) Group development (2 blocks) 5ft + 4 floors Residential buildy  
with 24 D.U's (total D.U's) at new door no. 26 & 28, Cathedral garden road  
and 2 & 4, Cathedral garden lane, R.S. No. 2/34, 2/35, Block No. 1  
of Mylapore.

Chennai, has been approved subject to the conditions incorporated  
in the reference ... 2<sup>nd</sup> cited.

2. The applicant has accepted to the conditions  
stipulated by CMDA vide in the reference .. 2<sup>nd</sup> cited and has  
remitted the necessary charges in Challan No. C-4299 dated  
14/6/2005, ~~including Development Charges for land and building~~  
while retaining the earlier app. in file no. BC/29692/04 as follows.

Rs. ~~(Rupees \_\_\_\_\_) Regularisation~~  
Charges Rs. ~~(Rupees \_\_\_\_\_) Open Space~~  
Reservation charges Rs. ~~(\_\_\_\_\_)~~  
Security Deposit for building Rs. ~~(\_\_\_\_\_)~~  
~~(\_\_\_\_\_)~~ and Display Deposit of Rs. 10,000/- (Rupees  
Ten thousand only) and SD for Septic Tank Rs. ~~(\_\_\_\_\_)~~  
~~in cash.~~

1. D.C for land + buildy = 46,000/- ... 2/-
2. R.C for land = 38,000/-
3. S.D for buildy = 1,87,000/-
4. Display Deposit = 10,000/-

The above ~~charges~~ remitted amount has been adjusted for  
revised  
Thru proposal



3.a) The applicant has furnished a Demand Draft in favour of M.D, CMWSSB for a sum of Rs. 2,39,000/- (two lakhs thirty nine thousand) which is being utilised towards water supply and sewerage infrastructure improvement charges ~~in his letter dated ... which has been adjurged for this proposed revised proposal.~~

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.

5a) Two copies of approved plans numbered as planning Permit No. B /Spl.Bldg/ 30 A to C /2006, dated ...-1-2006 are sent herewith. The planning permit is valid for the period from ...-1-2006 to ...-1-2009.

5b) The earlier approval issued by ppno. B/Spl.Bldg/240/2005 vide dt. Bcl/29652/2004 dt 14/7/2005 and hence by same has been cancelled.

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,

*S. Dany*  
o/c for MEMBER-SECRETARY

31/1/06

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

Copy to:

- 1) Thiru. E. Krishna Reddy (FOA)  
no. 270, R.K. muth road, mylapore, Chennai - 4.
- 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