

From

To

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

The Commissioner,  
Pallavaram Municipality,  
Chrompet,  
Chennai-600 044.

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Letter No.B1/11589/2004, Dated:4.2.2005.

Sir,

sub: CMDA - Area Plans Unit - Planning Permission  
- Proposed construction of Group Development  
at Residential building comprising to 6  
Blocks totally 182 dwelling units (Block-'A'  
Stilt + 4Floors with 32 dwelling units,  
Block-'B', Stilt + 4Floors with 32 dwelling  
units, Block-'C' Stilt + 4Floors with 32  
dwelling units Block-'E' Stilt + 4Floors with  
30 dwelling units Block-'F' Stilt + 4Floors  
with 24 dwelling units at S.No.328/1, 328/2  
and 330/2B of Dharga Road, Zamin Pallavaram  
Village - Kancheepuram District, Chennai -  
Approved - Regarding.

- Ref: 1. PPA received in SBC No.334/04, dated.  
15.4.2004.  
2. Applicant Revised Plan letter dated.  
24.1.2005.  
3. This office letter even No.dated.  
18.1.2005.  
4. Applicant condition acceptance letter  
dated.1.2.2005.

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The Planning Permission Application and Revised Plan received in the reference 1st & IInd cited for the construction of Group Development of Residential building comprising 6 Blocks totally 182 dwelling units at S.No.328/1, 328/2 and 330/2B of Dharga Road, Zamin Pallavaram Village, Kancheepuram District, Chennai has been approved subject to the conditions incorporated in the reference 3rd cited and also subject to condition that sufficient care must be taken to plant avenue trees more in number at the time of development of the site under reference.

2. The applicant has accepted to the conditions stipulated by CMDA vide in the reference 4th cited and has remitted necessary charges in Challan No.C-782 dated.1.2.2005 including Security Deposit for Display Board of Rs.10,000/- (Rupees Ten thousand only) in cash and also furnished Bank Guarantee No. BG/33/2004 dated.1.2.2005 from M/s. Bharat Overseas Bank Limited, 297, Cathedral Road, Chennai-86 for Septic Tank with Upflow filter of Rs.1,82,000/- (Rupees One Lakh eighty two thousand only) and Security Deposit for proposed Development of Rs.14,00,000/- (Rupees Fourteen Lakhs only) as ordered in the WP No.1856 of 2005 dated.25.1.2005. This Bank Guarantee is valid till 31.1.2010.

3. The Local body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building permit.

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.

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5) Two sets of approved plans numbered as Planning Permit No.B/Special Building/36 A to F/2005 dated. 4.2.2005 are sent herewith. The Planning Permit is valid for the period from 4.2.2005 to 3.2.2008.

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

Yours faithfully,

M/II  
7/2/05

For MEMBER-SECRETARY.

- Encl: 1. Two sets of approved plans.
- 2. Two copies of Planning Permit.

Copy to:

1. M/s. Chitra Constructions(p) LTD.,  
By its M.D. Thiru G. Govintharajan,  
Old No.5, New No.9, Choolaimedu High Road,  
Choolaimedu,  
Chennai-600 094.
2. The Deputy Planner,  
Enforcement Cell,  
CMDA, Chennai-8.  
(with one set of approved plan).
3. The Member,  
Appropriate Authority,  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-34.
4. The Commissioner of Income Tax,  
No.168, Mahatma Gandhi Road,  
Nungambakkam, Chennai-34.

sd/7/2.

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.



From

The Member Secretary,  
Chennai Metropolitan  
Development Authority,  
'Thalamuthu-Natarajan Maligai'  
No.1, Gandhi Irwin Road,  
Egmore, Chennai-8.

To

The Commissioner,  
Pallavaram Municipality,  
Chennai-600044.

Letter No.B1/11589/2004

Dated: .12.2004

Sir,

Sub: CMDA - Area Plans Unit - B Channel (South) - Planning Permission for proposed construction of Group Development of Residential building comprising 6 Blocks totally 182 dwelling units at S.No.328/1, 328/2 & 330/2B of Zamin Pallavaram village, Kancheepuram District, Chennai - Handing over of Road widening space - Reg.

Ref: 1. PPA received in SBC No.334/04 dt. 15.4.2004.  
2. Revised Plan received on 23.11.04.

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The Planning Permission Application received in the reference cited from one Thiru G. Govintharajan, Managing Director of M/s. Chitra Constructions Pvt. Ltd., for the proposed construction of Group Development of Residential building comprising 6 blocks totally 182 dwelling units at S.No.328/1, 328/2 and 330/2B of Zamin Pallavaram village, Chennai was examined and it was observed that space for road widening is to be left in front of the site under reference making the abutting road width as 60'0" i.e. 30'0" from the centre of the existing road.

1. The said road widening space have to be handed over to the Local Body concerned through a registered Gift Deed by the owner of the land at free of cost.
2. A copy of the plan showing the road widening space which has to be handed over to the Pallavaram Municipality is enclosed herewith.
3. You are therefore, requested to advise the applicant to hand over the road widening space through a registered Gift Deed.

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4. You are requested to send a letter confirming the taking over of the above said road widening space along with a copy of the Gift Deed and the Registered sketch, duly attested by Municipality officials, for taking further action on the proposed development.

Yours faithfully,

Encl: Copy of sketch showing the road widening space.

*[Handwritten Signature]*  
MEMBER SECRETARY.

Copy to:

*[Handwritten]*  
16/12/04

Thiru G. Govintharajan, (with three copies of sketch and a copy of Gift Deed format)  
Managing Director,  
M/s. Chitra Constructions Pvt. Ltd.,  
Chitra Avenue II Floor,  
No.9, Choolaimedu High Road,  
Chennai-600094.