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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.PP/NHRB/S(B1)/1187/2019, Dated:26.10.2021**

To

**The Commissioner,**  
Pallavaram Municipality,  
Chennai

Sir,

**Sub:** CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt Floor+5Floors (18.30m Height) Residential Building with 55 dwelling units at Thiruvalluvar Street (Kalaivanar NSK Street) Pallavaram, Chennai in Old S.No.310/1, T.S.No.30/5, Block No.25, Ward B of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Pallavaram Municipality – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:**
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/1187/2019, dated.17.12.2019.
  2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
  6. This office DC letter even No. dated.22.05.2020.
  7. Applicant's letter dated.25.08.2020
  8. CMDA issued Planning Permission in No.B/NHRB/282A to C/2020 Permit No.13651 in letter even No. dated.3.9.2020
  9. Your letter No.Na.Ka.No.3302/2020/F3 dated.02.02.2021 stating that T.S.No.30 was wrongly subdivided and patta has been issued as T.S.No.80 and returned the planning permission

For RAJPARIS CIVIL CONSTRUCTIONS LIMITED

Deputy General Manager

issued on 3.9.2020.

10. OSR Area handed over to CMDA vide Gift Deed No.3656/2020 dated.30.07.2020 and Rectification Deed No.8212/2021,Dt.20.09.2021
11. Applicant's letter dated.15.02.2021 & 30.09.2021.

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The Planning Permission Application for the proposed construction of Stilt Floor+5 Floors (18.30m Height) Residential Building with 55 dwelling units at Thiruvalluvar Street (Kalaivanar NSK Street) Pallavaram, Chennai in Old S.No.310/1, T.S.No.30/5, Block No.25, Ward B of Zamin Pallavaram Village, Pallavaram Taluk within the limit of Pallavaram Municipality received in the reference 1<sup>st</sup> cited has been examined and Planning Permission was issued and forwarded to you for issuing Building permission in the reference 8<sup>th</sup> cited. In the reference 9<sup>th</sup> cited above you have returned planning permission issued stating that the T.S.No. 30 was wrongly subdivided and patta has been issued as T.S.No.80 and hence the T.S.No. mentioned in gift deed and T.S.No. mentioned in the letter received from the special Tahsildar, Town survey Pallavaram are not tallying with each other. Hence rectification deed for the gift deed has been executed in the reference 10<sup>th</sup> cited.

The Planning Permission issued earlier in the reference 8<sup>th</sup> cited has been cancelled and Revised Planning Permission is issued by indicating correct T.S.No.30/5 subject to the conditions put forth by CMDA in the reference 6<sup>h</sup> cited.

2. The applicant has remitted the following charges in the reference 7<sup>th</sup> cited.

i)	Development charges	₹80,000/-	<b>Receipt No. B0017065, dated:25.08.2020.</b>
ii)	Scrutiny Fee	₹ 5,000/-	
iii)	Regularization charges	₹1,57,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹12,77,000/- B.G.No.004TG02202330007 Dated,20.08.2020 HDFC Bank Ltd.	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities	₹ 19,27,000/-	

RAIPARIS CIVIL CONSTRUCTIONS LIMITED

  
Deputy General Manager



	Charges	
ix)	Premium FSI Charges	Nil
x)	Shelter charges	₹6,79,000/-
xi)	MIDC Charges	Nil

3. The Planning Permission issued earlier in the reference 8<sup>th</sup> cited is hereby cancelled.  
 4. Two sets of approved Plans are numbered as B/NHRB/322A to C/2021, dated.26.10.2021, Planning Permit No.14430 are sent herewith. The Planning Permit is valid for the period from 26.10.2021 to 25.10.2026.

5. The Localbody is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

6. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

7. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

8. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only



the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA ) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference. Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

9. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.

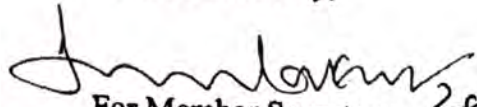
10. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA.

11. This Planning Permission is not final. The applicant has to approach the Commissioner, Pallavaram Municipality for issue of Building Permit under the Local Body Act.

12. Applicant shall not commence construction without building approval from the Pallavaram Municipality.

13. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

  
For Member Secretary. 20/10/21  
20-10-21

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

For RAJPARI CIVIL CONSTRUCTIONS LIMITED



Deputy General Manager

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1. **Thiru.S.Aswin,**  
No.560-562, 7<sup>th</sup> Floor-E,  
Century Plaza, Anna Salai,  
Chennai – 600 018.
  2. **The Deputy Planner**  
Enforcement Cell (South), CMDA, Chennai – 8.  
(With one set of approved plans)
  3. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-34.
  4. **The Member**  
**Appropriate Authority**  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-34.

For RAJPARIS CIVIL CONSTRUCTIONS LIMITED

*[Signature]*

Deputy General Manager



உள்ளூர் திட்டக் குழுமம், தாம்பரம் மாநகராட்சி ( பல்லாவரம் )  
 திட்ட அனுமதி உத்தரவு  
 (பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

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கட்டிட விண்ணப்ப எண் : 007/CP/21-22/0020483 நாள்: 23-Dec-2021  
 பி.ஏ எண் : 007/BPA/2021/01009  
 கட்டிட அனுமதி எண் : 007/BL/2021/00342  
 திட்ட அனுமதி எண் : 318/2021  
 மனுதாரர் பெயர் : திரு எஸ்.அஸ்வின்  
 முகவரி : 1,என்.எஸ்.கே. தெரு, ஜமீன் பல்லாவரம், ஜமீன் பல்லாவரம்  
 மனுவின் நாள் : 01-Nov-2021  
 நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள  
 தொகுதி : B பகுதி : 25  
 கதவு/மனை எண் : 1 நகரளவுஎண் : 310/1  
 தெரு : என்.எஸ்.கே. தெரு  
 அபிவிருத்திக் கட்டணம் : செலான் நெ: 007/CP/21-22/0023011 நாள் : 18-Dec-2021  
 கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 310/1, என்.எஸ்.கே. தெரு, ஜமீன் பல்லாவரம், ஜமீன் பல்லாவரம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 23-Dec-2021 முதல் 22-Dec-2026 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

- உள்ளூர் திட்டக் குழுமத்தால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.
- இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

எஸ்.அஸ்வின்  
 1,என் எஸ்.கே. தெரு, ஜமீன் பல்லாவரம், ஜமீன்  
 பல்லாவரம்

ஆணையாளர்  
 தாம்பரம் மாநகராட்சி ( பல்லாவரம் )

