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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/HRB/S/0511/2024** Date : 22/09/2025

To

The Commissioner

Kattankolathur Panchayat Union

Kattankolathur,

Chennai.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – Planning Permission Application for the proposed construction of High Rise Group development consisting of Block – A : Stilt floor + 1st Floor (Parking) + 2nd floor to 9th floors Residential Building with 168 Dwelling Units; Block – B: BF + Ground floor + 2 floors – Amenity Building and Open Swimming Pool adjacent to Amenity building at 12m wide Link Road situated in S. No.449/2, 450/1B1A & 450/1C1 of Nedungundram village, Vandalur Taluk, Chenglepet District, within the limits of Kattankolathur Panchayat Union applied by M/s. SILVERSKY BUILDER'S LLP; - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received inSBC No.CMDA/PP/HRB/S/0511/2024; Dated 16.07.2024
2. NOC from AAI (Block-A) issued in CHEN/SOUTH/B/062824; dated 13.08.2024. AMSL-25.84m; Permissible top elevation – 75.84m; Height permissible above EGL – 50.00m.
3. NOC from AAI (Block-B) issued in CHEN/SOUTH/B/062824/1092772; dated 13.08.2024. AMSL-25.76m; Permissible top elevation – 75.76m; Height permissible above EGL – 50.00m.
4. IAF NOC – Air HQ /S-17726/01/ATS (PC-MMMCDLVIII); Dated 29.01.2024.
5. Minutes of the 279th MSB Panel meeting held on 20.12.2024.
6. This office letter even No. dated 06.01.2025, addressed to Government.
7. The Government Letter (Ms) No.65/UD-1/2025 dated 28.04.2025.
8. Applicant letter dated 05.06.2025 enclosing Gift deed towards handing over of Link road.
9. This office letter even No. dated 25.07.2025, addressed to SRO, Tambaram.
10. U.O Note No.TDR/6107/2025; Dated 31.07.2025, enclosing a Registered Gift Deed Doc No.5770/2025; Dated 29.07.2025
11. Revised plan submitted through on-line on 20.06.2025
12. DF &RS NOC received in letter R. Dis No.3742/C1/2025; PP NOC No.68/2025; Dated 21.03.2025
13. Environmental Clearance – EC Identification NO.EC24C3801TN5195675N – File No.11303; Dated 15.12.2024.
14. WRD NOC received in letter No. DB/T5(3)/F-NOC. 0285 Nedungundram village 2501/2025; Dated 03.04.2025.
15. Structural Design Report and drawing for the entire structure vetted by Anna University on 23.06.2025.
16. Applicant letter dated 28.07.2025, enclosing DRC certificate No.109/22/X; Dated 23.07.2025.
17. An extract of MS/CMDA order page No.75 -79 of N/f in File NO.TDR/8478/2022 Premium FSI charge of Rs.1,39,25,000/- has been adjusted / utilized from the DRC certificate No.109/22/X; Dated 23.07.2025.
18. This office DC advice letter even No. dated 18.08.2025.

19. DC & other charges payment made through on-line on 29.08.2025.

20. Applicant letter dated 29.08.2025, enclosing Bank Guarantee

21. U.O note No. CMDA/PP/HRB/S/511; Dated 04.09.2025 sent to Finance division, enclosing Bank Guarantee.

22. Bank Guarantee towards payment of Security Deposit – Payment receipt (Permission Fee) No.CMDA/PP/Ch/0283/2025; Dated 16.09.2025.dated 16.09.2025.

The Planning Permission application received in the reference 1st cited for the proposed construction of High Rise Group development consisting of Block – A : Stilt floor + 1st Floor (Parking) + 2nd floor to 9th floors Residential Building with 168 Dwelling Units; Block – B: BF + Ground floor + 2 floors – Amenity Building and Open Swimming Pool adjacent to Amenity building at 12m wide Link Road situated in S. No.449/2, 450/1B1A & 450/1C1 of Nedungundram village, Vandalur Taluk, Chengalpattu District within the limits of Kattankolathur Panchayat Union has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited, subject to the usual conditions put forth by CMDA in reference 18th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd to 4th cited, 12th - 14th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.72,295.00	CMDA/PP/Ch/15006/2024 & dt. : 16 July, 2024
II	Scrutiny Fees	Rs.12,117.00	CMDA/PP/Ch/18828/2025 & dt. : 20 June, 2025
III	Scrutiny Fees	Rs.6,059.00	CMDA/PP/Ch/19063/2025 & dt. : 09 July, 2025
IV	Development charges for land per Sq. m.	Rs.1,00,000.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025
V	Development charges for building per Sq. m.	Rs.3,80,000.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025
VI	Regularisation charge for land	Rs.3,00,000.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025
VII	OSR Charges	Rs.72,75,000.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025
VIII	Security Deposit for Building	Rs.57,00,000.00	CMDA/PP/RC/0283/2025 & dt. : 16 September, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0283/2025 & dt. : 16 September, 2025
X	I & A Charge	Rs.83,50,000.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025
XI	Security Deposit for Septic Tank / STP	Rs.1,75,000.00	CMDA/PP/RC/0283/2025 & dt. : 16 September, 2025
XII	Shelter Charges	Rs.27,75,000.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/19618/2025 & dt. : 29 August, 2025

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant 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 are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain

water harvest structures 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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.

   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 connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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 consider only the aspect on 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.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)

10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0039/2025** dated **22/09/2025** in **Permit No. OL-02148** are sent herewith. The Planning Permission is valid for the period from **22/09/2025 to 21/09/2033**

11. **As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.**

12. The Commissioner Rural Panchayatis requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

13. The applicant has gifted Link Road measuring an extent of 1200.73 Sq.m. comprised in Survey Nos. 449/2 (part) of Nedungundram village, Vandalur Taluk, Chengalpattu District in Document No.5770 / 2025; dated 29.07.2025. The same has also been taken over by CMDA through a Land Delivery Receipt (LDR) on 31.07.2025.

14. Utilisation of DRC: DRC No.109/2022/X; Dated 23.07.2025 has been utilized for an amount of Rs.1,39,25,000/- instead of the payment of Premium FSI charge as demanded in the DC letter dated 29.07.2025.

15. Bank Guarantee: The applicant has furnished a Bank Guarantee for an amount of Rs.. 58,85,000/- in B.G.No.LOBG801022506668; Dated 29.08.2025 - valid up to 28.08.2033, issued by IDFC FIRST BANK, Nungambakkam High Road, Chennai-34.
(Rs. .56,00,000/- (Rupees Fifty Six Lakh Only) towards Security Deposit for building. Rs.. 1,75,000/- (Rupees One Lakh and Seventy Five Thousand Only) towards Security Deposit for STP. Rs.. 10,000/- (Rupees Ten Thousand Only) towards Security Deposit for Display Board. The same has been accepted by the Finance division and furnished with the payment receipt No. (Permission Fee) No. CMDA/PP/Ch/0283/2025; Dated 16.09.2025.dated 16.09.2025

16. The Planning Permission holder shall be responsible for ensuring that the Building / Structure on the adjoining site is not weakened /damaged during the construction of the Basement floor, and also to provide lighting & ventilation, and protection from fire to the satisfaction of the Director of Fire and Rescue Service.

17. The Executive Authority of the Local Body, before issuing a Building Permit for the construction of a new building, shall ensure that it has a
provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have a provision for a continuous water supply to the solar water heating system. The new building shall also have an open space on the rooftop to receive direct sunlight. The load-bearing capacity of the roof shall atleast be 50Kilogram per Sq.m. All new buildings shall have solar solar-assisted water heating system installed before they are utilized for business or other activity. The capacity of the solar water-assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bathroom and kitchen, subject to the condition that a maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

18. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI, IAF, and EIA. In this regard, the
The applicant has also furnished an undertaking in the reference cited to abide by the terms and conditions put forth by CMDA and

undertaking deeds accepting the conditions put forth by DF&RS, AAI & IAF.

19. The applicant has furnished Structural drawings and a report vetted by PWD issued dated 02.05.2025.

20. The applicant shall reserve 1/3rd the open Terrace Area for the erection of a Solar Photovoltaic Panel, and the same has to be ensured
before the issue of the Completion Certificate.

21. The partial refund of the security deposit will not be considered for the issuance of a partial Completion certificate.

22. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

23. CCTV Camera to be installed at regular intervals of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard, the applicant has furnished an undertaking.

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

Yours faithfully,

Name: S Vasudevan.

Designation: Assistant Planner

Date: 26 September, 2025

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

M/s. SILVERSKY BUILDER'S LLP

Door No.961, 3rd floor, Siyat House,

Poonamallee High Road, Chennai- 600 084.

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

Prashanth S Kharche
Architect
No. 2/20, Shaffee Mohammed Road,
Chennai - 600006

P. Pradeep
Structural Engineer
E2, 607, Purva Winermere, Pallikaranai,
Chennai - 600100

R. Venkatakrishnaiah
Geo TEch
7/4, Munavar Avenue, 4th Street,
Pallavaram, Chennai - 600043

K.E.Umapathy
Construction Engineer
No.244, Sundaram Pillai Nagar,
2nd Cross Street, Tondiarpet,
Chennai - 600081

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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/tools

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The LandLens suite
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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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