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DIGITALLY VERIFIED RECORD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
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/N/1016/2025** Date : 16/07/2026

To

The Commiossioner,

Thiruverkadu Municipality,

Thiruverkadu ,

Chennai - 600 077

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – The Planning Permission application received for the proposed construction of High-Rise Residential building consisting of Block -1 (with 4 Towers): Extended Basement Floor+ Stilt Floor+ 12 Floors with 339 dwelling units, Block -2: Stilt Floor + 12 Floors with 69 dwelling units, Block-3(with 3 Towers) : Stilt Floor + 12 Floors with 195 dwelling units totally 603 dwelling units, Block-4: Ground Floor (Reception & Swimming pool) + 1st floor (Indoor games) + 2nd Floor (Gym)+ 3rd floor (Kids play area, Aerobics, Yoga, Library, Games room) + 4th floor (Association room) availing Premium FSI Comprised in S.No.348/1A2, 349/1, 361, 360/2B, 362/2, 552/1, 553 , 554/1B, 555/2, Ayanambakkam village , Poonamallee taluk , Tiruvallur district within the limit of Thiruverkadu Municipality applied by M/s. S & P Foundations Pvt Ltd (Owner and GPOA for Mr.S.Prabakar & Mrs Vishwashree Reddy),Rep. by its MD Mr. S. Prabakar - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/1016/2025 dated 17.12.2025.
2. Minutes of the 285th MSB Panel meeting held on 28.01.2026.
3. This office letter even no dated 02.02.2026 sent to applicant through online.
4. Revised plan and particulars received from the applicant through online dated 16.02.2026.
5. This office letter even no dt.20.02.2026 addressed to the Govt H&UD dept.
6. Government Order in G.O.(Ms) NO. 108 H & UD (UD I) Department dated 14.03.2026
7. Revised plan/Particulars received through online dated 04.05.2026.
8. Applicant letter dated 05.05.2026 enclosing the Original Gift Deed for Link Road & OSR
9. DF&RS NOC received vide PP NOC No. 69/2026, Dated 14/02/2026
10. DF&RS NOC amendment vide RC.No 917/C/2026 dated 07.03.2026
11. Block-1: AAI NOC vide No. CHEN/SOUTH/B/020226/2416993 dated 01.04.2026 with Maximum Permitted Height 60.00 m (Top Elevation 75.99 m – 15.99 m AMSL). The proposed building height is 45.60 m. Block-2: AAI NOC vide No. CHEN/SOUTH/B/020226/2417000 dated 01.04.2026 with Maximum Permitted Height 60.00 m (Top Elevation 75.66 m – 15.66 m AMSL). The proposed building height is 45.60 m. Block-3: AAI NOC vide No. CHEN/SOUTH/B/020226/2417003 dated 01.04.2026 with Maximum Permitted Height 60.00 m (Top Elevation 75.54 m – 15.54 m AMSL). The proposed building height is 45.60 m. Block-4: AAI NOC vide No. CHEN/SOUTH/B/020226/2416994 dated 01.04.2026 with Maximum Permitted Height 40.00 m (Top Elevation 55.48 m – 15.48 m AMSL). The proposed building height is 23.90 m.
12. This office letter even no dt.15.05.2026 addressed to the SRO, Konnur
13. Guideline value received from SRO, Konnur Letter No.12/2026 dated 21.05.2026.

14. DC & other charges received online vide receipt No CMDA/PP/Ch/23176/2026 dated 06.06.2026

15. Link Road gifted vide Document No.2988/2026 dt.14.05.2026

16. OSR gifted vide Document No.2989/2026 dt.14.05.2026

17. Applicant Letter dated 10.07.2026 along with particulars

18. Environmental clearance obtained vide Identification No. EC26C3801TN548849IN in File No 13502 dated 09.07.2026 along with notarised undertaking in Rs.200 stamp paper.

19. Structural Design report & drawing vetted by Dr. K. P. Jaya, Professor, Division of Structural Engineering, Dept. of Civil Engineering, Anna university, dt: 24.06.2026

The Planning Permission application received for the proposed construction of High-Rise Residential building consisting of Block -1 (with 4 Towers): Extended Basement Floor+ Stilt Floor+ 12 Floors with 339 dwelling units, Block -2: Stilt Floor + 12 Floors with 69 dwelling units, Block-3(with 3 Towers) : Stilt Floor + 12 Floors with 195 dwelling units totally 603 dwelling units, Block-4: Ground Floor (Reception & Swimming pool) + 1st floor (Indoor games) + 2nd Floor (Gym)+ 3rd floor (Kids play area, Aerobics, Yoga, Library, Games room) + 4th floor (Association room) availing Premium FSI Comprised in S.No.348/1A2, 349/1, 361, 360/2B, 362/2, 552/1, 553 , 554/1B, 555/2, Ayanambakkam village , Poonamallee taluk , Tiruvallur district within the limit of Thiruverkadu Municipality applied by M/s. S & P Foundations Pvt Ltd (Owner and GPOA for Mr.S.Prabakar & Mrs Vishwashree Reddy),Rep. by its MD Mr. S. Prabakar has been examined and Planning Permission is issued based on the orders of Government letter in the reference 6th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 9th, 10th,11th & 18th cited above

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.1,88,683.00	CMDA/PP/Ch/21066/2025 & dt. : 16 December, 2025
II	Scrutiny Fees	Rs.94,185.00	CMDA/PP/Ch/21943/2026 & dt. : 16 February, 2026
III	Scrutiny Fees	Rs.37,673.00	CMDA/PP/Ch/22897/2026 & dt. : 02 May, 2026
IV	Balance Scrutiny Fees	Rs.25,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
V	Development charges for land per Sq. m.	Rs.1,40,100.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
VI	Development charges for building per Sq. m.	Rs.11,89,900.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
VII	Regularisation charge for land	Rs.28,10,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
VIII	Security Deposit for Building	Rs.1,77,45,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
X	I & A Charge	Rs.2,93,52,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
XI	Security Deposit for Septic Tank / STP	Rs.6,10,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
XII	Premium FSI Charges	Rs.7,67,40,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
XIII	Shelter Charges	Rs.71,55,000.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0177/2026 & dt. : 11 June, 2026

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/0035/2026** dated **16/07/2026** in **Permit No. OL-03332** are sent herewith. The Planning Permission is valid for the period from **16/07/2026 to 15/07/2034**

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 Municipalityis 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 Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if 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 provision for continuous water supply to the solar water heating system. The newbuilding shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50Kilogram per sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

14. The capacity of 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 bath room and kitchen subject to the condition that 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.

15. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI & Environmental clearance. In this regard, the applicant has also furnished an undertaking in the reference 7th & 17th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI & Environmental clearance.

16. The applicant has furnished Structural design report vetted by Prof. Dr. K.P.Jaya, Structural Engineering Division, Anna University, Ch – 25 dated 24.06.2026 in the reference 19th cited.

17. The applicant shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

18. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

19. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

20. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

21. 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 order of continuance accorded for different stages by CMDA.

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

Yours faithfully,

Name: P Vijayavel

Designation: Assistant Planner

Date: 16 July, 2026

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. S & P Foundations Pvt Ltd
(Owner and GPOA for Mr.S.Prabakar & Mrs Vishwashree Reddy)
Citi Tower, 4th Floor, Door No. 7, 3rd Cross Street,
Kasturibai Nagar, Adyar, Chennai – 600 020

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

3.The Director of Fire & Rescue Service P.B.No.776,

Egmore, Chennai-8.

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
"RERA Tower", No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

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

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

7.The Chief Engineer,
TNEB, Chennai-2

8.Mr. Siva Anbarasan, M.Arch., A.I.I.A.,
Reg. No.: CA/87/10769, valid up to 31.12.2030.
M/s. Anbu & Faizal. Architects
S3, II Floor, 43, Pantheon Road, Egmore,
Chennai – 600 008.
Mobile: 98401 09197
Email: anbu.faizal@gmail.com

9.Mr. Hanumant Gyanappa Naiker,
Registered Structural Engineer
Reg. No.: SE/I/2024/1/0002, valid up to 01.01.2029.
M/s. Pragathi Consultant
No. 2127/16, 9th Main, D Block, CQAL layout, Sahakara Nagar, Bangalore – 560 092.
Mobile: 98801 38008
Email: design@pragathiconsultants.in

10.Mr. N. Santosh Rao,
Registered Geo-Technical Engineer
Reg. No.: GTE/2019/04/019, valid up to 14.04.2029.
M/s. Nagadi Consultants Pvt.Ltd.,

61-C, East Coast Road, Thiruvanmiyur,
Chennai – 600 041.
Mobile: 79042 86069
Email: chennai@nagadi.co.in

11.Mr. P. John Ilango, B.E,
Registered Construction Engineer,
Reg. no.: CE/19/08/590, valid up to 28.08.2029.
No.217/68, Jeevan Bhima Nagar, Anna Nagar West Extention, Chennai – 600 101.
Mobile: 63821 89542
Email: jilango@sandp.co.in

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.