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BY REGISTERED POST WITH ACK-DUE:

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

Letter No.C3(S)/304/2023 **Dated: 27.03.2025**

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Clearance Application for the proposed additional construction of **High Rise Group Development** of **7 blocks of Type -I** : Stilt floor + 6 floors with 672 Dwelling units, **6 blocks of Type -II** : Stilt floor + 6 floors with 648 Dwelling units & **4 blocks of Type -III** : Stilt floor + 6 floors with 480 Dwelling units (Totally **1800 Dwelling units**) to the existing Tenements of 3 blocks of stilt + 4 floors -128 D.U's (**Totally 1928 Dwelling Units**) at T.S. No.**1** (Part), Block No. 14 of **Mambalam Village**, Kotturpuram Main Road, Kotturpuram, Chennai, within the limits of Greater Chennai Corporation applied by **The Principal Secretary to Government**, **H&UD Department** on behalf of **TNUHDB** - Approved and forwarded to local body for issue of building license - Regarding.

AP-II/TPS
Kindly communicate to EE & follow up to obtain BPS. RERA

UM 27/3/25 sp

Ref:
1 Planning Permission Application received in the APU No. C3(S)/304/2023 dated 05.05.2023.
2 G.O.(3D) No. 26, H&UD (UD VI) Department dt.20.07.2023.
3 CRZ map and report from IRS, Anna University in Ref. No.AU/IRS/MN/6754/103-2023 Dated 30.06.2023.
4 WRD NOC in letter No.DB/T5 (3)/ F-NOC 08867 Mambalam Village TNUHDB/2023/dated 26.02.2024.
5 Environmental Clearance in Lr.No.SEIAA-TN/F.No.10380/8(a)/EC.No.1027/2023, dated 12.04.2024.
6 DF&RS NOC in R.Dis.No.8200/C1/2024, PP NOC No.94/2024 dated 07.06.2024.

7 Minutes of 277th MSB Panel meeting held on 16.08.2024.

8 This office letter even No. dated 05.09.2024 addressed to The Government.

9 Government letter (Ms.) No. 190, H&UD-1/2024 dept, dated 22.10.2024.

1 TNUHDB letter No.TNUHDB/SP/04/2022 dated 20.01.2025 furnished undertakings.

1 Amendment to the Environmental Clearance in EC identification No.EC24C3801TN5193134A dated 12.01.2025

1 Structural drawing vetted by Anna University issued dated 13.06.2024.

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The Principal Secretary to Government, H&UD Department on behalf of TNUHDB has submitted Planning Clearance Application for the proposed additional construction of High Rise Group Development of 7 blocks of Type -I : Stilt floor + 6 floors with 672 Dwelling units, 6 blocks of Type -II : Stilt floor + 6 floors with 648 Dwelling units & 4 blocks of Type -III : Stilt floor + 6 floors with 480 Dwelling units (Totally 1800 Dwelling units) to the existing Tenements of 3 blocks of stilt + 4 floors -128 D.U's (Totally 1928 Dwelling Units) at T.S. No.1 (Part), Block No. 14 of Mambalam village, Kotturpuram Main Road, Kotturpuram, Chennai, within the limits of Greater Chennai Corporation has been examined and the Planning Clearance Application has been forwarded to Government with a request to pass suitable orders on the set back violation, Lift and Fire Escape Staircase violation.

The Government after careful examination have decided to accept the recommendation of the Appeal Committee and allow the proposal of Member Secretary, CMDA and issued **G.O.(3D) No. 26, H&UD (UD VI) Department dt.20.07.2023** relaxing under Section 58(2)(ii) of Tamil Nadu Town & Country Planning Act 1971 by relaxing (i) Rule No. 39(3)D of TNCD&BR, 2019 relating to Minimum required setback space violation, (ii) Rule No. 39(10)b(i) of TNCD&BR 2019 relating to provision of No. of Lifts violation and (iii) Fire Escape Staircase violation.

Based on the Government G.O.(Ms) No. 190/ H&UD -1 Department dated 22.10.2024, the Planning Clearance is issued under usual conditions put forth by CMDA in the reference 9th cited and including compliance of conditions imposed by the Government agencies in the reference 4th ,5th , 6th & 11th cited and subject to the following conditions.

One of the condition mentioned in the Environmental Clearance that *"the proponent has to earmark the 3m wide greenbelt area along the site boundary" is to be strictly followed and provided.*

2. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 10th cited.

3. The Promoter has to submit the necessary 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 and enforcement action will be taken against such development.

4. Issuance of Planning Clearance 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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

5. The Planning Clearance holder 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.

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

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

8. 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 new building 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 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

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.

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

10. 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.

11. This Planning Clearance 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.

12. 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 regard the applicant has furnished an undertaking.

13. 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.

14.Two set plans for the proposed development is approved and numbered as PC/HRB/04/A to J/ 2025, dated: 27/03/2025

15. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

27.3.2025

For Member-Secretary

27/3/25

Encl :

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

Copy to:

1. **The Principal Secretary to the Government, H&UD Department**
   Submitted PCA on behalf of TNUHDB
   No.5, Kamarajar Salai,
   Chennai – 600 005.

2. **The Senior Planner,** TNUHDB
   No.5, KamarajarSalai,
   Chennai – 600 005.

3. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)

4. **The Director of Fire & Rescue Service**
   No.1, Greams Road, Chennai-600 006.
   (With one set of approved plans)
5. **The Additional Commissioner of Police (Traffic),**
   Greater Chennai,
   Vepery, Chennai – 600007.

6. **The Managing Director, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai - 600028
   (With one set of approved plans)

7. **The Chief Engineer,**
   TNEB, Chennai – 600002.

8. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.

9. **The Chairperson,**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)

10. **Thiru.Tushar V.Kendre,** Architect
    Reg. No. CA/2009/44683
    B.G.Shrike Construction Technology Pvt. Ltd.,
    72 – 76, Industrial Estate, Mundhwa,Pune – 411 036.

11. **Thiru.Ravikumar Ponamala,** Structural Engineer
    CMDA Registration No. SE/GR-I/2024/06/0027
    B.G.Shrike Construction Technology Pvt. Ltd.,
    Bel Air Drive, No.9,3rd floor, Bellary Road,
    Next to HMT Bhavan, Ganga Nagar,
    Bangaluru – 580 032.

12. **Thiru.R.Chella Vijai,** Construction Engineer,
    Reg.No.CE/2020/06/791
    MIG 13/18, New TNHB 1500 flats,
    Behind Prathiyangara Devi Temple,
    K.K.Salai, Sholinganallur, Chennai – 600 119.

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.