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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: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

File No. **: CMDA/PP/NHRB/C/0796/2023** Date : 17/03/2025

To

The Commisioner,

Poonamallee Panchyat Union,

Poonamallee,

Chennai – 600056.

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the the proposed construction of Group Housing Development consisting of 5 Blocks; Block 1 – Basement Floor Part (Fire Pump Room) + Stilt Floor Part/ Ground Floor Part + 5 Floors (Height 18.30 m) Residential Building with 100 dwelling units with (Association Room, Library, Gym, Indoor Games Room & Kids Play); Block 2 – Basement Floor + Stilt Floor Part/ Ground Floor Part + 5 Floors (Height 18.30 m) Residential Building with 120 dwelling units with Swimming Pool; Block 3 – Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 30 dwelling units; Block 4 – Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 30 dwelling units; Block 5 – Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 70 dwelling units; Totally 350 dwelling units (Affordable Housing) at Noombal Salai/ Goparasanallur Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 23/1A, 23/1B, 48/1B2, 49/1A, 49/1B, 49/1C2, 49/1D, 50/1A1B, 52/1B & 52/2A2 of Goparasanallur Village within the limits of Poonamallee Panchayat Union – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

Ref:

1. PPA received in SBC No. CMDA/PP/NHRB/C/0796/2023, dated 15.11.2023.
2. EIA clearance vide letter No. 10785, dated 28.05.2024.
3. NOC from WRD vide letter No. DB/T5(3)/F.NOC Online 7117 Goparasanallur Village/2024/ dated 09.09.2024
4. This office letter even no. (via online) Dated 09.01.2024, 29.06.2024
5. Applicant letter and revised plan (via online) Dated 11.06.2024 & 30.10.2024
6. G.O.Ms.No.86, H&UD Department dated 28.03.2012
7. G.O.Ms.No.78, H&UD Department dated 4.5.2017
8. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
9. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
10. G.O.MS.No.18, Municipal Administration & Water Supply (MAI) Dept, dated 04.02.2019.
11. CMDA office order No.7/2019, dated.12.03.2019
12. GLV letter received from Kundrathur SRO, dated 21.12.2024
13. This office online DC letter dated.24.12.2024
14. Applicant paid DC and other charges through online on 22.01.2025
15. Link Road has been gifted to CMDA vide document No. 3173/2025, dated 24.02.2025 in U.O Note No. TDR/1372/2025 dated 03.03.2025
16. OSR portion has been gifted to CMDA vide document No. 3176/2025, dated 24.02.2025 in U.O Note No.

TDR/OSR/1437/2025, dated 03.03.2025

17. Applicant's letter dated 08.01.2025 along with Bank Guarantee for SD for Building , Display Board & STP to a sum of Rs. 1,01,36,000/- vide ICICI Bank Limited, BG No. 0009NDDG00118525, dated:27.12.2024 vide Receipt No. CMDA/PP/RC/0067/2025, dated 11.03.2025

The Planning Permission Application received for the the proposed construction of Group Housing Development consisting of 5 Blocks; Block 1 – Basement Floor Part (Pump Room) + Stilt Floor Part/ Ground Floor Part + 5 Floors (Height 18.30 m) Residential Building with 100 dwelling units with (Association Room, Library, Gym, Indoor Games Room & Kids Play); Block 2 – Basement Floor + Stilt Floor Part/ Ground Floor Part + 5 Floors (Height 18.30 m) Residential Building with 120 dwelling units with Swimming Pool; Block 3 – Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 30 dwelling units; Block 4 – Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 30 dwelling units; Block 5 – Stilt Floor + 5 Floors (Height 18.30 m) Residential Building with 70 dwelling units; Totally 350 dwelling units (Affordable Housing) at Noombal Salai/Goparasanallur Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 23/1A, 23/1B, 48/1B2, 49/1A, 49/1B, 49/1C2, 49/1D, 50/1A1B, 52/1B & 52/2A2 of Goparasanallur Village within the limits of Poonamallee Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter 13th cited.

The applicant has gifted the Link Road portion with an extent of 1124.07 sq.m and OSR portion with an extent of 1677.44 sq.m vide document no. 3173/2025 and 3176/2025, dated 24.02.2025 and handed over to CMDA on 03.03.2025 vide in the reference 15th and 16th cited respectively.

The applicant has submitted Bank Guarantee to a sum of Rs. 1,01,36,000/- (Rs.97,74,000 + Rs. 10,000 + Rs.3,52,000) vide ICICI Bank Limited, BG No. 0009NDDG00118525, dated:27.12.2024, valid Up to 26.12.2032, towards remittance of Security deposit for Building , Display Board & STP vide Receipt No. CMDA/PP/RC/0067/2025, dated 11.03.2025

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.1,02,412.00	CMDA/PP/Ch/12408/2023 & dt. : 15 November, 2023
II	Scrutiny Fees	Rs.52,423.00	CMDA/PP/Ch/13982/2024 & dt. : 30 April, 2024
III	Scrutiny Fees	Rs.20,848.00	CMDA/PP/Ch/15989/2024 & dt. : 14 October, 2024
IV	Balance Scrutiny Fees	Rs.13,000.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025
V	Development charges for land per Sq. m.	Rs.73,000.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025
VI	Development charges for building per Sq. m.	Rs.5,23,000.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025
VII	Regularisation charge for land	Rs.5,37,000.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025
VIII	Security Deposit for Building	Rs.97,74,000.00	CMDA/PP/RC/0067/2025 & dt. : 11 March, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0067/2025 & dt. : 11 March, 2025
X	I & A Charge	Rs.1,45,57,000.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025
XI	Security Deposit for Septic Tank / STP	Rs.3,52,000.00	CMDA/PP/RC/0067/2025 & dt. : 11 March, 2025
XII	Shelter Charges	Rs.1,02,64,000.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0006/2025 & dt. : 22 January, 2025

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0092/2025 dated 17/03/2025** in **Planning Permit No. OL-01644** are sent herewith. The **Planning Permit** is valid for the period **from 17/03/2025 to 16/03/2033**.

4. The Local Body 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.

5. 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.

6. 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 Engineer / 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.

7. 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.

8. **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.**

9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. 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.

12. 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

13. The Professionals who have registered as Registered Engineer/ Architect, Registered structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

14. The applicant has to comply all the conditions put forth by EIA Clearance and WRD NOC in the reference 2nd and 3rd cited respectively.

15. The Proposed Development was permitted under Affordable Housing category without collecting Premium FSI Charges. Hence, Amalgamation of dwelling Units and inclusion of extended corridor into dwelling unit will exceed affordable housing area of 90 sq.m in carpet area. Therefore, the Enforcement division is requested to verify and confirm the above before issue of Competition Certificate

Yours faithfully,

Signature valid
Name :AP Central C1
Designation :Assistant Planner
Date :03/17/2025 9:03:28 PM

Name: AP Central C1

Designation: Assistant Planner

Date: 17 March, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

1. M/s LML Homes LLP represented by its Partner Mr.Mahesh Kumar Kothari,
   GPA for 1. M/s. Prabha Industries, 2. Mr.S.Kubher,
   Ankur Manor Suite No. C-1,
   Old Door No. 182, New No. 271,
   1st Floor, Mc Nichols Road,
   Poonamallee High Road, Kilpauk
   Chennai– 600 010

2. The Deputy Planner
   Enforcement Cell (Central), CMDA,
   Chennai –600008. (With one set of approved plan).

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

4. The Member
Appropriate Authority
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600034.

5. The Chairperson,
TNRERA,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600008. (With one set of approved plan).



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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