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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/HRB/S/0197/2024** Date : 08/04/2025

To

The Commissioner

St.Thomas Mount Panchayat Union,

Chitlapakkam, Chennai -600064.

Sir,

Sub: Planning Permission Application for the proposed and additional construction to the earlier approved Block Nos: A to E (Residential Blocks each with Combined B.Floor + Combined Stilt Floor + 28 Floors), Retail Block (Combined B.Floor + G.Floor + 5 Floors), Club House (Combined B.Floor + Combined Stilt Floor + 3 Floors) and School Block (consisting of Ground floor + 3 floors - Partial CC obtained). Proposed & additional construction of 2nd B.Floor for the Retail Block and Combined Basement floor for the proposed additional blocks (along with already approved Blocks A, B, C, D, E, CLUB HOUSE and RETAIL BLOCK and Combined Stilt floor for BLOCK A, B, C, D, E and CLUB HOUSE Block) - F, G, H, J, K, L, M. Over & above the Combined B.Floor + Combined Stilt Floor in BLOCK F: 1st floor + 19 Floors + 20th Floor Part to 28th floors Part - Residential building with 139 dwelling units, BLOCK G: 1st floor + 19 Floors + 20th Floor Part to 28th floors Part – Residential building with 139 dwelling units, BLOCK H: 1st floor + 28 floors - Residential building with 221 dwelling units, BLOCK J: 1st floor + 28 floors - Residential building with 221 dwelling units, BLOCK K: 1st floor + 28 floors – Residential building with 165 dwelling units, BLOCK L: 1st floor + 27th floors + 28th Floor Part - Residential building with 213 dwelling units, BLOCK M: 1st floor + 27th floors + 28th Floor Part - Residential building with 213 dwelling units. A separate BLOCK N: with Basement floor (for parking use) + Stilt floor (for parking use) + 1st floor + 16 floors – Residential building with 64 dwelling units. Totally 2316 dwelling units (including already approved 941 dwelling units in Block Nos. A to E), revised Retail BLOCK: with 2nd Basement floor + Combined 1st B.Floor + Ground floor + 5 floors + 6th floor part and CLUB HOUSE Block: with Stilt Floor (For parking use) + 1st Floor + 3 Floors availing Premium FSI abutting Perumbakkam - Nookampalayam main road, Comprised in S.Nos: 93, 94, 95, 96, 97, 100, 101, 102, 103/1A2, 116/1B, 117/2A1, 2A2, 2B, 118/2B12, 2B13, 131/4 & 131/23 of Arasankalani village and S.Nos: 443/2, 444/1 & 2 of Perumbakkam village, presently Tambaram Taluk (Earlier Sholinganallur Taluk), presently Chengalpattu district (Earlier Kancheepuram district), Chennai. within the limits of St.Thomas Mount Panchayat Union. Applied by M/s. Krishnaiah Projects Pvt. Ltd., Represented by its GPA Holder Thiru. S.Ganesh. GPA Holder for M/s. BSCPL Infrastructure Ltd - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No. SBC No. CMDA/PP/HRB/S/0197/2024 on 12.03.2024
2. Earlier Planning Permission obtained vide P.P. No. C/PP /MSB/ 42 (A to Q) / 2019; dated: 10.09.2019 and Planning Permit No. 11983 in Letter No. C3(S)/13422/2014 Dated: 10.09.2019
3. Revised Planning Permission obtained vide P.P. No. PP/HRB/17/2022/S1 to S28, Permit No.14537, vide letter No. C3 (S)/649/2020 dated: 16.06.2022.
4. Partial CC obtained for the School Block consisting of Ground floor + 3 floors in CC No. EC/South-II/128/2023, vide letter no. CMDA/CC/HRB/S/0010/2023, dt.09.05.2023
5. NOC from DF&RS issued in letter R.Dis.No.6019/C1/2021, PP.NOC No.74/2021, dated 21.09.2021.
6. NOC from Police (Traffic) in letter Rc.No.Tr/License/291/ 8414/2021, dated 06.10.2021.

7. NOC from AAI in letter No. CHEN/South/B/060222/675364, dated 21.07.2022 Valid up to.20.07.2030. Permitted height of 105m(Permissible Top elevation 108.57m – 3.57AMSL)

8. NOC from IAF in letter No.TC/4906/2/ATS (Ty BM-DCCLXII) dated 09.11.2022.(Vertical extent (highest point) of the building shall not exceed 99.66mAGL/103.30m AMSL.(Valid up to 08.11.2027).

9. NOC from PWD for inundation issued in Letter No.T1/Arasankalani/BSCPL/CMDA/2016/Dt.29.06.2016.

10. Environmental Clearance (EC) from SEIAA issued in Letter No. SEIAA-TN/F.No.8102/EC/8(b)/801/2022, dated 04.02.2022. (EC obtained including the additional proposal of total build up area of 367182.67 sq.m, Proposed build up area 358438.72 sq.m).

11. Structural design vetted by Dr.K.P Jaya Project coordinator & Professor, Structural Engineering division, Anna University furnished only for Block A ,B,C,D&E issued on 12.10.2021

12. This office letter even no dt.02.04.2024 addressed to the DF&RS.

13. NOC from DF&RS vide R.Dis.No.5843/C1/2024 dated PP NOC No.75/2024 dated 15.05.2024.

14. Minutes of the 276th MSB Panel meeting held on 28.05.2024.

15. This office letter even no dt.10.06.2024 sent to applicant through online.

16. Revised plan /Particulars received through online dated 09.07.2024

17. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.

18. This office letter even no dt. 27.07.2024 addressed to government.

19. Amendment NOC received from the DF&RS in letter No. C1/9711/2024, dt.22.07.2024

20. Letter (Ms) No. 216 H & UD (UD I)/2024 Dept. dated 20.11.2024 received from the Govt

21. Revised plan/Particulars received online dated 21.12.2024.

22. Applicant letter dated 03.01.2025 along with revised STP design sufficiency

23. Concurrence from TANGEDCO vide Lr.No.SE/CEDC/S-II/EE/Civil(NI)/F.Krishnaiah projects/D.103/24, dt 10.07.2024.

24. GLV taken from from website TNGEGNET dt.25.01.2025 SRO, Selaiyur for Nookampalayam-Arasankalani Main road.

25. Demand for the remittance of DC & other charges sent in letter dated 28.01.2025

26. The applicant letter dt.27.03.2025

27. DC and other charges Paid vide Receipt No CMDA/PP/Ch/17235/2025 and CMDA/PP/RC/0097/2025 dated 25.03.2025 and 04.04.2025 and applicant has furnished Bank Guarantee for SD for Building, STP & Display board vide B.G No.13840ILG001325, No.13840ILG001225 & No.13840ILG001125 Dt.26.03.2025 valid up to 26.03.33, claim Expiry date 26.03.34. Issued by the Punjab National Bank, Anna Nagar, Chennai – 40

Planning Permission Application for the proposed and additional construction to the earlier approved Block Nos: A to E (Residential Blocks each with Combined B.Floor + Combined Stilt Floor + 28 Floors), Retail Block (Combined B.Floor + G.Floor + 5 Floors), Club House (Combined B.Floor + Combined Stilt Floor + 3 Floors) and School Block (consisting of Ground floor + 3 floors - Partial CC obtained). Proposed & additional construction of 2nd B.Floor for the Retail Block and Combined Basement floor for the proposed additional blocks (along with already approved Blocks A, B, C, D, E, CLUB HOUSE and RETAIL BLOCK and Combined Stilt floor for BLOCK A, B, C, D, E and CLUB HOUSE Block) - F, G, H, J, K, L, M. Over & above the Combined B.Floor + Combined Stilt Floor in BLOCK F: 1st floor + 19 Floors + 20th Floor Part to 28th floors Part - Residential building with 139 dwelling units, BLOCK G: 1st floor + 19 Floors + 20th Floor Part to 28th floors Part – Residential building with 139 dwelling units, BLOCK H: 1st floor + 28 floors - Residential building with 221 dwelling units, BLOCK J: 1st floor + 28 floors - Residential building with 221 dwelling units, BLOCK K: 1st floor + 28 floors – Residential building with 165 dwelling units, BLOCK L: 1st floor + 27th floors + 28th Floor Part - Residential building with 213 dwelling units, BLOCK M: 1st floor + 27th floors + 28th Floor Part - Residential building with 213 dwelling units. A separate BLOCK N: with Basement floor (for parking use) + Stilt floor (for parking use) + 1st floor + 16 floors – Residential building with 64 dwelling units. Totally 2316 dwelling units (including already approved 941 dwelling units in Block Nos. A to E), revised Retail BLOCK: with 2nd Basement floor + Combined 1st B.Floor + Ground floor + 5 floors + 6th floor part and CLUB HOUSE Block: with Stilt Floor (For parking use) + 1st Floor + 3 Floors availing Premium FSI abutting Perumbakkam - Nookampalayam main road, Comprised in S.Nos: 93, 94, 95, 96, 97, 100, 101, 102, 103/1A2, 116/1B, 117/2A1, 2A2, 2B, 118/2B12, 2B13, 131/4 & 131/23 of Arasankalani village and S.Nos: 443/2, 444/1 & 2 of Perumbakkam village, presently Tambaram Taluk (Earlier Sholinganallur Taluk), presently Chengalpattu district (Earlier Kancheepuram district), Chennai. within the limits of St.Thomas Mount Panchayat Union. Applied by M/s. Krishnaiah Projects Pvt. Ltd., Represented by its GPA Holder Thiru. S.Ganesh has

been examined and Planning Permission is issued based on the orders of Government letter in the reference 20th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 5th,6th,7th,8th,9th,10th,13th&19th cited above.

The applicant has furnished Bank Guarantee for SD for Building, STP & Display board vide B.G No.13840ILG001325, No.13840ILG001225 & No.13840ILG001125 Dt.26.03.2025 valid up to 26.03.33, claim Expiry date 26.03.34. Issued by the Punjab National Bank, Anna Nagar, Chennai – 40.

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.7,16,877.00	CMDA/PP/Ch/13518/2024 & dt. : 11 March, 2024
II	Scrutiny Fees	Rs.3,57,748.00	CMDA/PP/Ch/14910/2024 & dt. : 09 July, 2024
III	Scrutiny Fees	Rs.1,43,143.00	CMDA/PP/Ch/16705/2024 & dt. : 07 December, 2024
IV	Balance Scrutiny Fees	Rs.3,10,000.00	CMDA/PP/Ch/17235/2025 & dt. : 25 March, 2025
V	Development charges for building per Sq. m.	Rs.29,17,000.00	CMDA/PP/Ch/17235/2025 & dt. : 25 March, 2025
VI	Security Deposit for Building	Rs.4,36,80,000.00	CMDA/PP/RC/0097/2025 & dt. : 04 April, 2025
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0097/2025 & dt. : 04 April, 2025
VIII	I & A Charge	Rs.6,54,05,000.00	CMDA/PP/Ch/17235/2025 & dt. : 25 March, 2025
IX	Security Deposit for Septic Tank / STP	Rs.15,90,000.00	CMDA/PP/RC/0097/2025 & dt. : 04 April, 2025
X	Premium FSI Charges	Rs.3,39,35,000.00	CMDA/PP/Ch/17235/2025 & dt. : 25 March, 2025
XI	Shelter Charges	Rs.1,58,95,000.00	CMDA/PP/Ch/17235/2025 & dt. : 25 March, 2025
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17235/2025 & dt. : 25 March, 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/0012/2025** dated **08/04/2025** in **Permit No. OL-01701** are sent herewith. The Planning Permission is valid for the period from **08/04/2025 to 07/04/2033**

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. [!OfficerName] [!LocalBody]is 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 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.

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, Police(Traffic), AAI, IAF, WRD &Environmental. In this regard, the applicant has also furnished undertakings in the reference 16th & 21st cited 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, WRD &Environmental.

16.The applicant has furnished Structural Design Vetted by Structural design, drawing & report vetted by the Professor, Dr.K.P.Jaya, Division of Structural Engineering Department of Civil Engineering, Anna University, Chennai – 600 025 in the reference 26th 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,

Signature valid
Name :S. Sundraraj
Designation :Assistant Planner
Date :04/08/2025 5:26:18 PM

Name: S Sundraraj

Designation: Assistant Planner

Date: 08 April, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Krishnaiah Projects Pvt. Ltd.,
Rep. by its GPA Holder S.Ganesh,
GPA Holder for M/s. BSCPL Infrastructure Ltd.,
Bollineni Hillside, Perumbakkam Village,
Sithalapakkam Post, Chennai 600 126.

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008. (With one set of approved plans)

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

9.P.Elanchezhiyan. B.Arch.,M.T.P
Registered Architect: CA/2003/30729,
CMDA Regn. No. RA/Gr.I/19/06/276
No. 14/S2, Thirumurthy Nagar, Madananda puram,
Chennai- 600 125.
Mobile No.: 98410 96099,
Email: elan@rspindia.net

10.H.P. Yogesh. B.E.(Civil), M.Tech (Structure)
CMDA Regn. No. SE/GR-I/19/03/022,
No.1st Floor, Potential house 35/B, 1st Main Road 3rd Phase J P Nagar Bengaluru,
Karnataka -560078.
Mobile No.: 97413 99608
Email: yogesh@innotechconsult.in

11.Dr.A. Verghese Chummar, B.sc (Engg), M.E (Soil Medi), Ph.D.M.I.E.,
F.S. ENGINEERS P.LTD (Foundation & Structural Engineers)
CMDA Regn. No: GTE/19/07/033,
No. 98/109, Velachery Road, Guindy, Chennai- 600 032.
Mobile No.: 98400 97357;
Email: : geotechnical@fengineers.com

12.S. Jackson Premkumar,

CMDA Regn. No: CE/2021/06/922,
No.6, VOC Street, Kamaraj Nagar, Perungalathur, Chennai- 600 063.
(Mobile No.: 98843 88873);
Email: jacksun90@gmail.com

13.S.Vigneshwar, B.E., (Civil)
CMDA Regn. No: QA/2023/09/77,
No. C-701, Temple Waves Apt.,
PKV Mahanagar, Kundrathur,
Chennai- 600 069.
Mobile No.: 93459 60731;

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

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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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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.