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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/S/0106/2024** Date : 24/04/2025

To

The Commissioner,

Pallavaram Municipality,

Chennai - 600 044.

Sir,

Sub: CMDA-Area Plans Unit - High-Rise Building (South) – Planning Permission Application for the proposed construction of High Rise Building (HRB) with 29.55m height consisting of Extended Basement Floor + Ground Floor + 7 Floors - Commercial Office building at Plot No. 48 (Part), 69 (Part) & 70 (Part), Old Door No. 8 & 70 New Door No : 27, Grand Southern Trunk (GST) Road, Pallavaram, Chennai-600 044 comprised in Old S.No. 508/64 (Part) & 66 (Part), T.S. No. 73, Block No. 21, Ward-E of Zamin Pallavaram Village within the Limits of Pallavaram Municipality applied by M/s Vignesh Propertees, Rep. by its Proprietor Thiru.N.Varadarajan (GPA) - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. The Planning Permission Application received in SBC No.CMDA/PP/HRB/S/0106/2024, dated 09.02.2024.
2. Earlier, Planning Permission issued in PP No. C/PP/MSB-IT/59AtoE/2013, dated 31.10.2013 vide Letter No. C3/9193/2012.
3. Planning Permission renewed in PP. No. C/PP/MSB-IT/17 A to E /2017, vide letter No. EC/S.I/19507/2013 dated 31.03.2017.
4. Minutes of the 275th MSB Panel Meeting held on 04.03.2024.
5. This office letter even No. dated 06.03.2024 addressed to the Government
6. The Government Letter (Ms) No.89, H&UD-1/2024, dated 15.03.2024
7. AAI NOC in CHEN/SOUTH/B/041024/978257 dated 15.05.2024 valid upto 13.05.2032 (Permissible height – 38.28m)
8. Applicant letter received dated 18.07.2024 for revising the proposal
9. Minutes of the 277th MSB Panel Meeting held on 16.08.2024.
10. This office letter even No. dated 05.09.2025 addressed to the Government.
11. NOC from DF&RS in R.Dis.No.15259/C1/2024, PP NOC No.196/2024 dated 11.11.2024.
12. Structural drawing vetted by PWD on 06.01.2025.
13. The Government Letter (Ms) No.31, H&UD-1/2024, dated 24.02.2025.
14. This office online DC advice letter dated 01.04.2025.
15. Applicant remitted DC and other charges on 19.04.2025.

The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 29.55m height Consisting of Extended Basement Floor + Ground Floor + 7 Floors - Commercial Office building at Plot No. 48 (Part), 69 (Part) & 70 (Part), Old Door No. 8 & 70 New Door No : 27, Grand Southern Trunk (GST) Road, Pallavaram, Chennai-600 044 Comprised in Old S.No. 508/64 (Part) & 66 (Part), T.S. No. 73, Block No. 21, Ward-E of Zamin Pallavaram Village within the Limits of Pallavaram Municipality has been examined and Planning Permission is issued based on the Government approval accorded in the reference 13th cited subject to the usual conditions put forth by CMDA in the reference 14th cited including compliance of conditions imposed by the Government agencies in the reference 7th & 11th 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.11,604.00	CMDA/PP/Ch/13209/2024 & dt. : 09 February, 2024
II	Scrutiny Fees	Rs.5,362.00	CMDA/PP/Ch/14974/2024 & dt. : 13 July, 2024
III	Scrutiny Fees	Rs.2,146.00	CMDA/PP/Ch/17282/2025 & dt. : 01 February, 2025
IV	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
V	Development charges for land per Sq. m.	Rs.16,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
VI	Development charges for building per Sq. m.	Rs.1,40,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
VII	Regularisation charge for land	Rs.1,55,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
VIII	Security Deposit for Building	Rs.20,50,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
X	I & A Charge	Rs.31,15,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
XI	Security Deposit for Septic Tank / STP	Rs.83,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
XII	Shelter Charges	Rs.16,30,000.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17819/2025 & dt. : 19 April, 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/0017/2025** dated **24/04/2025** in **Permit No. OL-01739** are sent herewith. The Planning Permission is valid for the period from **24/04/2025 to 23/04/2033**

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. 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. Earlier Planning Permission was issued for the construction of Basement floor + Ground floor (Part)/ Stilt floor (part) + 9 Floors Hotel building by this office letter No. C3/9193/2012 in PP.No.C/PP/MSB-IT/59AtoE/2013, Permit No.8126 dated 31.10.2013.

14. The Planning Permission was also renewed in letter No. EC/S.I/19507/2013 vide renewal of PP. in C/PP/MSB-IT/17 A to E /2017, Permit No.11143 dated 31.03.2017 valid up to 30.10.2019.

15. The DC and other charges were refunded for the Planning Permission issued in letter No. C3 / 9193 / 2012, vide letter No.C3 (S)/7622/2023 based on the request of the applicant.

16. 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 Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association. Hence the condition mentioned in Para No.4 is not applicable since the site under reference lies in un-sewered area.

17. The Planning Permission 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.

18. 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 hotwater 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 rooftop to receive direct sun light. The load bearing capacity of the roof shall atleast 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.

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

20. The applicant has furnished Structural drawings and report vetted by SE, PWD issued dated 06.01.2025 in the reference 12th cited.

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

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

23. 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.

24. 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.

25. 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.

Yours faithfully,

Name: Y Kaviya HRB

Designation: Assistant Planner

Date: 25 April, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s Vignesh Propertees
Rep. by its Proprietor N. Varadarajan (GPA)
Plot No. 776, Door No. 11, B3-Vignesh Sai Gardens, Munusamy Salai,
K K Nagar, Chennai- 600 078.

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600 008.

The Director,
Director of Fire and Rescue Service,
No.17, Rukumani Laksmipathy Salai,
Egmore, Chennai-600 008.

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 Chief Engineer,
TNEB, Chennai - 600 002.

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.

Thiru. S. Muralidharan,
Registered Architect,
No.53A/3,Amaravathy Nagar,
3rd East Cross Street, Arumbakkam,
Chennai - 600 106.

Thiru.C.Kannan,
Registered Structural Engineer Grade – I
Door No.21, Plot No.257-W, Flat No.2B,
UTOPIA Apartments,2nd floor,
4th Main Road, Indira Nagar,
Chennai – 600 020.

Thiru. S. Chockalingam,
No.4, Anna Nagar 1st street,
Velachery, Chennai - 600 042.

Thiru.S.Asokan,
Registered Construction Engineer,
No.26, Sri Ganapathy Nagar, Thiruverkadu,
Chennai - 600 077.

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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