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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/S/0715/2024** Date : 24/04/2025

To

The Commissioner,

St.Thomas Mount Panchayat Union,

Chitlapakkam,

Chennai – 600064.

Sir,

Sub: CMDA - Area plans Unit - NHRB (South) – Planning Permission for the proposed construction of Group Housing Development comprising 2 Blocks; Block A - Stilt floor + 5 floors (Height - 18.30m) Residential Building with 50 Dwelling and Block B - Stilt floor + 5 floors (Height - 18.30m) Residential Building with 85 Dwelling units, totally 135 Dwelling units Availing Premium FSI at Plot No.169 (Flatted Development Plot in CMDA Approved Layout P.P.D/L.O No.14/2022), TVS Emerald Aaranya, comprised in S.Nos.177/2 (Pt), 202/6, 202/7, 203, 204/1A (Pt), 204/2 (Pt), 204/3 (Pt), 205/1 (Pt) & 205/2 (Pt) of Vengaivasal Village within the Limits of St.Thomas Mount Panchayat union - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA received in SBC. No. CMDA/PP/NHRB/S/0715/2024 Dated 08/10/2024
2. This office Call for Particulars letter even no. (via online) Dated 03/12/2024
3. Applicant letter with Particulars and revised plan (via online) Dated 25/02/2025
4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
5. G.O.Ms.No.85, H&UD Department dated 16.5.2017
6. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
7. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
8. CMDA office order No.7/2019, dated.12.03.2019
9. This office DC advice letter even No. dated 07/04/2025 sent to the applicant through online
10. Applicant paid the DC and other charges to CMDA through online dated 10/04/2025

The Planning Permission Application for the proposed construction of Group Housing Development comprising 2 Blocks; Block A - Stilt floor + 5 floors (Height - 18.30m) Residential Building with 50 Dwelling and Block B - Stilt floor + 5 floors (Height - 18.30m) Residential Building with 85 Dwelling units, totally 135 Dwelling units Availing Premium FSI at Plot No.169 (Flatted Development Plot in CMDA Approved Layout P.P.D/L.O No.14/2022), TVS Emerald Aaranya, comprised in S.Nos.177/2 (Pt), 202/6, 202/7, 203, 204/1A (Pt), 204/2 (Pt), 204/3 (Pt), 205/1 (Pt) & 205/2 (Pt) of Vengaivasal Village within the Limits of St.Thomas Mount 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 in the reference 9th 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.36,135.00	CMDA/PP/Ch/15961/2024 & dt. : 08 October, 2024
II	Scrutiny Fees	Rs.18,130.00	CMDA/PP/Ch/17501/2025 & dt. : 25 February, 2025
III	Balance Scrutiny Fees	Rs.12,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025

IV	Development charges for land per Sq. m.	Rs.28,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
V	Development charges for building per Sq. m.	Rs.1,83,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
VI	Regularisation charge for land	Rs.1,97,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
VII	Security Deposit for Building	Rs.33,96,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
IX	I & A Charge	Rs.53,19,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
X	Security Deposit for Septic Tank / STP	Rs.1,36,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
XI	Premium FSI Charges	Rs.2,93,62,000.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17897/2025 & dt. : 10 April, 2025

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0142/2025 dated 24/04/2025** in **Planning Permit No. OL-01735** are sent herewith. The **Planning Permit** is valid for the period **from 24/04/2025 to 23/04/2033**.
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.

Yours faithfully,

Signature valid
Name :SANTHOSH KUMAR M.S
Designation :Assistant Planner
Date :04/24/2025 6:59:28 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 24 April, 2025

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan

2. Two copies of Planning Permit

Copy To:

1.M/s.Emerald Haven Realty Ltd,
Rep by its Authorized signatory Thiru.B.Balachandar,
GPA of M/s.Vengaivasal Realty LLP,
Ispahani Centre 4th floor,
123-124 Nungambakkam High Road,
Ningambakkam, Chennai – 600 034
Email: v.deenadayalan@tvsemerald.com
Contact No: 9840340657.

2.The Member Appropriate Authority
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai – 600 034.

3.The Commissioner of Income Tax
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600 034.

4.The Deputy Planner,
Enforcement Cell (Central),
CMDA, Chennai – 600 008.

5.The Chairperson,
TNRERA
Door No.1A, Ist Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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