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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/0519/2023** Date : 03/10/2024

To

The Commissioner,

Greater Chennai Corporation,

Chennai - 600 003.

Sir,

Sub: CMDA-Area Plans Unit - High-Rise Building(South) – Planning Permission application for the proposed construction of High Rise Building (HRB) with height of building 30.00m consisting of Extended Basement floor (Multi level Puzzle Car Parking) + Stilt Floor + 7 floors of IT/ITES Building availing with Premium FSI at Plot No.170/A & B, Development Plot Industrial Estate 2nd Main Road and Estate Main Road, Palavakkam, Chennai at S.No.140/19A1 &140/19A2 of Palavakkam Village, Sholinganallur Taluk, within the limit of Greater Chennai Corporation applied by M/s.Cove Holdings Pvt. Limited - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in CMDA/PP/HRB/S/0519/2023 dt.15.07.2023.
2. Minutes of 272nd MSB Panel meeting held on 10.08.2023
3. This office letter even No. addressed to the Government dated 05.09.2023.
4. ELCOT NOC issued in ELCOT/ITPD/FSI-NOC/Cove Holdings Pvt.Ltd/2023-2024 dated 25.09.2023.
5. NOC from AAI in Letter No. CHEN/SOUTH/B/082923/781477, dated 07.11.2023 validity 06.11.2031.
6. NOC from DF&RS received in letter R.Dis.No.19187/C1/2023, PP.NOC No.194/2023, dated 14.12.2023.
7. The Government letter (Ms) No. 184, H&UD [UD 1] Department dated 20.12.2023.
8. Structural Design Report and drawing vetted by SE, PWD 24.01.2024.
9. TANSIDCO NOC in Proc.No.1839/1E1 2/2024 dated 02.07.2024.
10. This office online DC advice letter dated 12.08.2024.
11. Applicant letter dated 28.08.2024 furnished Bank Guarantees for SD for building, STP and Caution Deposit.
12. Applicant remitted DC and other charges dated 06.09.2024.

The Planning Permission Application is for the proposed construction of High Rise Building (HRB) with height of building 30.00m consisting of Extended Basement floor (Multi level Puzzle Car Parking) + Stilt Floor + 7 floors of IT/ITES Building availing with Premium FSI at Plot No.170/A & B, Development Plot Industrial Estate 2nd Main Road and Estate Main Road, Palavakkam, Chennai at S.No.140/19A1 &140/19A2 of Palavakkam Village, Sholinganallur Taluk, Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government Government Letter approval accorded in the reference 7th cited subject to the usual conditions imposed by the Government agencies in the reference 4th to 6th & 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.19,087.00	CMDA/PP/Ch/11343/2023 & dt. : 13 July, 2023
II	Scrutiny Fees	Rs.9,634.00	CMDA/PP/Ch/13626/2024 & dt. : 20 March, 2024

III	Scrutiny Fees	Rs.3,824.00	CMDA/PP/Ch/14096/2024 & dt. : 11 May, 2024
IV	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
V	Development charges for land per Sq. m.	Rs.30,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
VI	Development charges for building per Sq. m.	Rs.2,60,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
VII	Regularisation charge for land	Rs.2,50,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
VIII	Security Deposit for Building	Rs.36,60,000.00	CMDA/PP/RC/0017/2024 & dt. : 06 September, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
X	Security Deposit for Septic Tank / STP	Rs.1,34,000.00	CMDA/PP/RC/0017/2024 & dt. : 06 September, 2024
XI	I & A Charge	Rs.50,50,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
XII	Premium FSI Charges	Rs.2,43,00,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
XIII	Shelter Charges	Rs.42,25,000.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024
XIV	Caution Deposit	Rs.2,28,00,000.00	CMDA/PP/RC/0016/2024 & dt. : 05 September, 2024
XV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/15326/2024 & dt. : 06 September, 2024

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/0031/2024** dated **03/10/2024** in **Permit No. OL-01303** are sent herewith. The Planning Permission is valid for the period from **03/10/2024 to 02/10/2032**

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 Corporationis 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 applicant has furnished the Bank Guarantee for Rs.37,94,000/- (Rupees Thirty Seven Lakhs and Ninety Four Thousand Only) towards Security Deposit for building Rs.36,60,000/- & Rs.1,34,000 towards of Security Deposit for STP in B.G. No. 004GT02242360002 and another Bank Guarantee for Rs.2,28,00,000/- (Rupees Two Crore and Twenty Eight Lakh Only) towards Caution Deposit in Bank Guarantee No. 004GT02242360003 dated 23.08.2024, valid up to dated 22.08.2032 issued by HDFC Bank limited, No.10, 3rd cross Street, R.A.Puram, Chennai.600 028.

14. 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.

15. 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 tothe 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.

16. 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 uploaded an undertakings abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI IAF, ELCOT & TANSIDCO.

17. The applicant has furnished Structural drawings and report vetted by PWD issued dated 24.01.2024 in the reference 8th cited.

18. 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.

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

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 regard the applicant has furnished an 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.

Yours faithfully,

Signature valid
Name :Y Kaviya HRB
Designation :Assistant Planner
Date :10/04/2024 11:46:12 AM

Name: Y Kaviya HRB

Designation: Assistant Planner

Date: 04 October, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

COVE HOLDINGS PVT LIMITED.,
Door No. 9/5, Ethiraj lane,
Egmore,
Chennai-600 008.

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008.

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.

Thiru.A.Amernath, Architect,
No.14, Ground Floor, 32nd cross street,
Besant Nagar, Chennai - 600 090.

Thiru.V.G.Palaksha (Structural Engg),
No.1696/5,6thCross, Dr.SRK Nagar MCECHS Layout,
Jakkur, Bangalore – 560064.

Thiru.S.Kalaivani, Site Engineer,
No.254,Sekkadi street,OldNeyveli,
Cuddalore–607802.

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.