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BY REGISTERED POST WITH ACK. DUE

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

Letter No.C3(N)/12415/2024, Dated:16.12.2025

To
The Commissioner,
Greater Chennai Corporation,
Ripon Buildings, Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Clearance Application for the proposed construction of **High-Rise Group Development** with **5 Blocks** for Residential use in **Block No. A:** Stilt Floor (part) + 11 Floors Residential use Building with 414 Dwelling Units, **Block No. B & C:** Stilt Floor (part) + 11 Floors Residential use Building with 370 Dwelling Units, **Block No. D:** Stilt Floor (part) + 11 Floors Residential use Building with 184 Dwelling Units, **Block No. E:** Stilt Floor (part) + 11 Floors Residential use Building with 162 Dwelling Units, **Totally 1500 Dwelling Units** at East Cemetery Road, West Cemetery Road & South Cemetery Road, Comprised in S.No.1651/2pt, Block No. 23, Ward - 51 of Tondiarpet village, Fort Tondiarpet Taluk, Chennai District, within the limits of Greater Chennai Corporation, applied by the **Additional Chief Secretary to Government** H&UD Department, for TNUHDB - Approved – Reg.

Ref:
1. Planning Clearance Application received in file No. C3(N)/12415/2024 dt:15.10.2024
2. Earlier approval issued in Planning Clearance No. PC/HRB/04/A to J/2024, vide Letter No. C3(N)/316/2023, dt: 11.06.2024.
3. Relaxation G.O for the earlier approval vide G.O.(3D) No.24, H&UD (UDV (1)) Department, dated 20.07.2023
4. NOC from AAI for the earlier approval issued vide Lr.No. CHEN/SOUTH/B/100523/799834 dt: 10.10.2023
5. Minutes of the 279th MSB Panel meeting held on 20.12.2024.
6. This office Letter No.C3(N)/12415/2024, dated: 06.01.2025 addressed to the Principal Secretary to Government, Housing and Urban Development Department.
7. Letter from the Government in Letter No. 9393493/UD1/2025-1 dt: 10.02.2025
8. This office even letter No. dt: 14.02.2025 addressed to the applicant
9. Applicant Letter No. TNUHDB/SP/12966/2022 dt: 26.03.2025 furnishing letter from the Additional Chief Secretary.
10. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.

11. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
12. NOC issued by the DF&RS in letter No. R.dis No.2258/C1/2025, PP NOC No. 57/2025 dated 13.03.2025.
13. NOC issued by the CMRL in Letter No. CMRL/CONS - DES0PH1E (09)/07/2023 Dated 13.03.2025
14. NOC issued CMRL in Letter No. CMRL/CONS - DES0PH1E (09)/07/2023 Dated 24.04.2023.
15. NOC issued CMRL in Letter No. CMRL/CONS - DES0PH1E (09)/07/2023 Dated 30.06.2023.
16. Environmental Clearance issued in **EC Identification No.** EC25C3801TN5504858N dt. 25.04.2025.
17. This office even letter dt: 04.04.2025, addressed to the Additional Chief Secretary to the Government, HUDD.
18. The Government in G.O (3D) No.86 H & UD (UDV (1) Dept dt.26.09.2025 issued the relaxation orders.
19. Government Letter No.186, H&UD Department dt.26.11.2025
20. The applicant letter dt. 15.10.2025, 04.11.2025, 28.11.2025, 09.12.2025 & 12.12.2025 and all the undertakings.
21. Structural drawing issued by the Chief Engineer, Structural & Quality Control Cell, TNUHDB attested by EE, Structural & Quality Control Cell, TNUHDB dt.13.11.2025.

*****

The Planning Clearance Application for the proposed construction of **High-Rise Group Development** with **5 Blocks** for Residential use in **Block No. A:** Stilt Floor (part) + 11 Floors Residential use Building with 414 Dwelling Units, **Block No. B & C:** Stilt Floor (part) + 11 Floors Residential use Building with 370 Dwelling Units**, Block No. D:** Stilt Floor (part) + 11 Floors Residential use Building with 184 Dwelling Units, **Block No. E:** Stilt Floor (part) + 11 Floors Residential use Building with 162 Dwelling Units, **Totally 1500 Dwelling Units** at East Cemetery Road, West Cemetery Road & South Cemetery Road, Comprised in S.No.1651/2pt, Block No. 23, Ward - 51 of Tondiarpet village, Fort Tondiarpet Taluk, Chennai District, within the limits of Greater Chennai Corporation, applied by the **Additional Chief Secretary to Government** H&UD Department, for TNUHDB has been examined and Planning Clearance is issued based on the Government orders issued in the reference 19th cited including compliance of conditions listed by other Government Agency in the references 4th , 12th to 16th cited.

2. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 18th cited.

3. Applicant has to submit the necessary sanitary application directly to Metro Water 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.

4. Planning Clearance 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 Clearance 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.

The applicant has furnished Structural drawing issued by the Chief Engineer, Structural & Quality Control Cell, TNUHDB attested by EE, Structural & Quality Control Cell, TNUHDB dt.13.11.2025 in the reference 19th cited.

5. (i) Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning Clearance 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.

(ii) 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.

6. 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.

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 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.

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.

10. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System.

11. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries. In this regards the applicant has furnished a notarized undertaking.

12. The applicant has furnished EIA Clearance for the total built up area of 57,920.83 Sq.m. But, as per the proposal total built up area is 60,417.40 sq.m. **Hence, the applicant has to obtain Amendment from SEIAA for the total built up area of 60,417.40 Sq.m.**

12. Two sets of plans for the proposal is approved and numbered as Planning Clearance No **PC/HRB/14 (A to I)/2025**, dated **16.12.2025** are sent herewith.

13. This Planning Clearance 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.

14. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Clearance under the Local Body Act.

15. This Planning Clearance is not final. The applicant has to commence the project only after obtaining necessary Building Clearance under the Local Body Act.

Yours faithfully,

for **Principal Secretary/**
Member-Secretary

16/12/2025

Encl: Two copies approved plan

Copy to:

1. The **Additional Chief Secretary to Government,**
   H&UD Department for Tamil Nadu Urban Habitat Development Board
   (TNUHDB), No. 5, Kamarajar Salai, Chennai – 600 005.

2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
   (With one set of approved plans).

3. The Commissioner of Income Tax,
   No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.

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

5. The Chief Engineer, CMWSSB,
   No.1 Pumping Station Road, Chintadripet, Chennai-2.

6. The Chief Engineer, TNEB, Chennai-2.

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.