Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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(S)/1746/2023 **Dated:22.08.2025**

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Clearance Application for the proposed Reconstruction of 4 Blocks of High Rise Group Development - consisting of **Block- A:** Partly Stilt floor / Partly Ground floor + 12 floors – Residential Building with 237 Dwelling units, **Block-B:** Partly Stilt floor / Partly Ground floor + 13 floors – Residential Building with 432 Dwelling units, **Block – C:** Stilt floor + 3 floors – Residential Building with 18 Dwelling units; and **Block-D:** Stilt floor + 3 floors – Residential Building with 15 Dwelling units to the existing GF + 3 floors - 24 Dwelling units (**Type-A1**), GF + 3 floors – 24 Dwelling units (**Type-A2**), (Totally 702 + 48 = 750 Dwelling units) at R.K.Mutt Road, Venkatakrishnan Road, Andimanyamthottam, Mylapore, Chennai bearing R.S. No. **4123/1**(Part), Block No. 89 of **Mylapore village** within the limits of Greater Chennai Corporation applied by **The Principal Secretary to Government, Tamil Nadu Urban Habitat Development Board (TNUHDB**- Approved and forwarded to local body for issue of building license - Regarding.

Ref:

1.	Planning Permission Application received in the SBC No. C3(S)/1746/2023, dated 06.06.2023.
2.	Agenda & Minutes of the 272nd MSB Panel Meeting held on 10.08.2023.
3.	This office letter even No. dated 05.09.2023, addressed to the Government.
4.	Government Letter No.5605168/UD-I/2023-1 dated 06.10.2023.
5.	This office letter even no. dated 30.10.2023 addressed to the Government

6.	Government in G.O. (Ms.) No.187; H&UD department, Dated 21.12.2023
7.	DF&RS NOC issued in R.Dis.No.12809/C1/2023, PP NOC No.149/2023 dated 12.09.2023.
8.	**AAI** NOC received in CHEN/SOUTH/B/090423/774180 dated 30.10.2023 valid upto 29.10.2031
9.	Environmental Clearance in Letter No.SEIAA-TN/F.No.10589/Ec./8(a)/1025/2024 dated 02.04.2024.
10.	TNUHDB letter No. HDB/SP/37/2019 dated 17.03.2025 furnished revised plan.
11.	This office letter even no. dated 04.01.2024, 26.04.2024 04.02.2025, 13.03.2025 addressed to the applicant
12.	TNHUDB letter dated 17.04.2024, 18.04.2024, 30.09.2024.
13.	TNHUDB letter dated 17.03.2025 enclosing revised plan.
14.	Agenda & Minutes of the 280th MSB Panel Meeting held on 25.03.2025.
15.	This office letter even no. dated 09.04.2025 addressed to the Government
16.	Government letter (Ms.) No.99; H&UD department, Dated 27.06.2025
17.	Applicant letter dated 18.08.2025, enclosing revised plan & Structural drawing.

******

The Principal Secretary to Government, H&UD Department on behalf of **TNUHDB** has submitted revised proposal for the construction of Block- A: Partly Stilt floor / Partly Ground floor + 12 floors – Residential Building with 237 Dwelling units, Block- B: Partly Stilt floor / Partly Ground floor + 13 floors – Residential Building with 432 Dwelling units, Block – C: Stilt floor + 3 floors – Residential Building with 18 Dwelling units; and Block-D: Stilt floor + 3 floors – Residential Building with 15 Dwelling units to the existing GF + 3 floors Tenements (Type-A1), GF + 3 floors Tenements (Type-A2), (Totally 702 + 48 = 750 Dwelling units) at R.S. No. **1821**/1(Part), **1816**/1(Part), Block No. 37 of **Mylapore village**, Canal Road, Chennai within the limits of Greater Chennai Corporation has been examined and Planning Clearance is issued based on the Government approval accorded in the reference 16th cited, subject to the usual conditions put forth by CMDA and including compliance of conditions imposed by the Government agencies in the reference 7th to 9th cited.

2. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI. The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs.

3. The Promoter has to submit the necessary 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 and enforcement action will be taken against such development.

4. 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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

5. 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.

6. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

7. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

8. 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.

9. 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

10. 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.

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

12. 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.

13. 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.

14. 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.

15. Two sets plan for the proposed development is approved and numbered as PC/HRB/07/A to M/2025, dated:21.08.2025

16. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

15-9-2025

For Member-Secretary

15.09.2025

Encl :

1. Two copies approved plan

Copy to:

1. The Principal Secretary to Government, H&UD Department
   Submitted PCA on behalf of **TNUHDB**
   No.5, KamarajarSalai,
   Chennai – 600 005.
2. **The Deputy Planner**,
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)
3. **The Director of Fire & Rescue Service**
   No.1, Greams Road, Chennai-600 006.
   (With one set of approved plans)
4. **The Additional Commissioner of Police (Traffic),**
   Greater Chennai,
   Vepery, Chennai – 600007.
5. **The Managing Director, CMWSSB,**
   No.75, Santhome High Road,
   MRC Nagar, R.A.Puram, Chennai - 600028
   (With one set of approved plans)
6. **The Chief Engineer**,
   TNEB, Chennai – 600002.
7. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
8. **The Chairperson,**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)

9. **Tmt.B.SathiyaPraba**
   CMDA Registered Engineer No. RE/GR-I/19/09/293
   Tamil Nadu Urban Habitat Development Board (TNUHDB)
   No.5, KamarajarSalai, Chennai – 600 005.
10. **Thiru.R.Balamurugan., M.Tech.,**
   Centre for Urabanization, Buildings & Environment
   IIT Madras Research Park, Chennai – 600 113
   Registered Structural Engineer (Grade – I)
   CMDA Registration No. SE/GR-I/2022/07/328
11. **Thiru.P.VeeraVanchinathan**
   Assistant Executive Engineer
   Tamil Nadu Urban Habitat Development Board (TNUHDB)
   No.5, KamarajarSalai, Chennai – 600 005.
12. **The Executive Engineer**
   Division – V / TNUHDB
   No.130, R.K.Mutt Road, Chennai – 600 004.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.