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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

Letter No. CMDA/PP/HRB/N/0714/2021 Dated: 03.04.2025

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

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for the proposed construction of Group development of **High Rise** Commercial buildings with 2 Blocks in which **Block A**: Extended Basement Floor (Meant for Parking) + Ground Floor + 1st floor to 7th Floor (for Retail Shop use) + 8th Floor & 9th floor part are for Office Building; **Block B :** Basement Floor (STP, Sump & Pump room) + Stilt Floor (Meant for Parking) + 1st Floor (Dining Hall) + 2nd floor to 8th Floor for Dormitory use and MLCP (9 Level with Car parking 160 Nos.), abutting C.T.H. road (formerly M.T.H. Road), Padi, Chennai – 600 050, Comprised in old S.Nos.3/1, 4/1 & 2 of Kakapallam Village, T.S. Nos.44/2, 44/3, 45/1 & 46/2, Block No. 81, Ward – E of Ambathur Town, Ambathur Taluk, Thiruvallur District, within the limits of Greater Chennai Corporation, applied by **M/s. KVPS Property Developers Pvt. Ltd.,** (Lease Holder) Represented by Mr. S. Ramesh - Approved - Reg.

Ref:
1. PPA received in CMDA/PP/HRB/N/714/2021 dated 07.12.2021.
2. NOC issued by the AAI for Block – A, B & C in NOC ID: CHEN / SOUTH / B / 031520 / 451886 & 451887 Dt.19.03.2020 and CHEN / SOUTH / B / 031920 / 452133 dt. 20.03.2020.
3. NOC obtained from IAF in TAM/5218/1/ATC) PC – 17/20) dt.20.06.2020.
4. This office letter even no dt. 29.12.2021 addressed to Police (Traffic) and DF&RS.
5. Letter No. W.W/15RLDA dt.15.01.2022 received on 20.01.2022 from The Principal Chief Engineer/Estate Officer, Integral Coach Factory.
6. This office letter even no dt.07.02.2022 addressed to the applicant and The Principal Chief Engineer/Estate Officer, Integral Coach Factory.
7. Letter no. Tr./License/09/320/2022 dt.09.02.2022 received from Police (traffic).
8. This office letter even no dt.16.02.2022 addressed to Police (Taffic), Avadi.
9. The applicant letter dt.21.02.2022 & 15.03.2022.
10. Letter no. W/W/15/RLDA dt.15.03.2022 received from the Deputy Chief Engineer, office of the PCE, Integral Coach Factory.

11. Letter no. RLDA/2022/Padi dt.17.03.2022 received from the Project Engineer (Constn), New Delhi @ Chennai Rail Land Development Authority enclosing the copy of letter no. W/W/15/RLDA dt.15.03.2022 received from the Deputy Chief Engineer, office of the PCE, Integral Coach Factory.
12. The applicant letter dt.28.03.2022 & 29.03.2022.
13. Minutes of the 265th MSB Panel meeting held on 25.05.2022.
14. This office letter even no dt.09.06.2022.
15. The applicant received dt.15.06.2022.
16. This office letter even no dt.24.06.2022.
17. The applicant letter received dt.19.10.2022.
18. This office letter even no dt.05.12.2022.
19. The applicant letter received dt.22.11.2022.
20. This office letter even no dt.09.12.2022 addressed to DF&RS.
21. The applicant letter received dt.10.01.2023.
22. Concurrence issued by TANGEDCO in letter no. SE/CEDC/W/EE/GL/DEV/AEE/AEII/F.KVPS/D.1469/22-23 Dt.09.01.2023.
23. Placed before HRB Committee vide Agenda Item No.02/06 held on 27.03.2023.
24. Applicant letter dated 24.03.2023
25. NOC issued by the Police (Traffic), Avadi Police Commissionerate in letter Rc.No. Tr.Imp/11826/2023 dt.05.04.2023.
26. This office reminder letter even no dt.14.06.2023.
27. Applicant letter dated 16.06.2023 enclosing the Structural drawing vetted by Dr.K.P Jaya, Professor, Division of Structural Engineering, Department of Civil Engineering, Anna University Chennai -600025.
28. Applicant in letter dated 28.06.2023 furnished the revised plan.
29. DF&RS NOC vide R.Dis No.5187/C1/2023 PP NOC No.64/2023 dated 10.05.2023.
30. Applicant in letter dated 30.06.2023 enclosed the Environmental clearance issued by SEIAA vide Letter No.SEIAA-TN/F.No.7572/EC/8(a)/850/2022 dated 22.06.2022.
31. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.
32. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
33. Letter addressed to Govt dated 18.08.2023
34. Govt., Letter (Ms) No.133 H&UD UD(I) Dept., Dated:29.09.2023
35. This office letter even no dt.10.10.2023.
36. Applicant letter dated 25.10.2023 furnishing the particulars & revised plan.
37. Applicant letter dated 01.11.2023
38. This office letter even no dt.21.12.2023.
39. GLV received from SRO, Konnur in their letter no.8/2024 dt.04.01.2024.
40. This office letter even no dt.05.01.2024

41. The applicant letter dated 26.06.2024 furnishing Dc charges and Bank Gaurantee.
42. This office letter even no dt.09.07.2024.
43. The applicant letter received dt.06.08.2024.
44. This office reminder letter even no dt.12.08.2024.
45. The applicant letter received dt.06.02.2025.
46. This office letter even no dt.07.02.2025 addressed to the SRO, Konnur.
47. Letter no.RLD/2018/Comml/Project/LA/Kakapallam Village, Padi, Chennai from Manager/Projects, Rail land development authority, GOI received on 17.02.2025.
48. Gift deed for OSR area & Street Alignment vide Doc. No.1245 of 2025 dt.25.02.2025 & Doc. No.1244/2025 dt.24.02.2025.
49. The applicant letter received dt.03.03.2025.
50. This office letter even no dt.24.03.2025.
51. The applicant letter received dt.03.04.2025.

The Planning Permission for the proposed construction of Group development of **High Rise** Commercial buildings with 2 Blocks in which **Block A**: Extended Basement Floor (Meant for Parking) + Ground Floor + 1st floor to 7th Floor (for Retail Shop use) + 8th Floor & 9th floor part are for Office Building; **Block B :** Basement Floor (STP, Sump & Pump room) + Stilt Floor (Meant for Parking) + 1st Floor (Dining Hall) + 2nd floor to 8th Floor for Dormitory use and MLCP (9 Level with Car parking 160 Nos.), abutting C.T.H. road (formerly M.T.H. Road), Padi, Chennai – 600 050, Comprised in old S.Nos.3/1, 4/1 & 2 of Kakapallam Village, T.S. Nos.44/2, 44/3, 45/1 & 46/2, Block No. 81, Ward – E of Ambathur Town, Ambathur Taluk, Thiruvallur District, within the limits of Greater Chennai Corporation, applied by **M/s. KVPS Property Developers Pvt. Ltd.,** (Lease Holder) Represented by Mr. S. Ramesh. been examined and Planning Permission is issued based on the Government Order issued in the reference 34thcited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 2nd, 3rd, 22nd, 25th, 29th & 30th cited above.

2.The applicant has remitted the following charges vide receipt no. B0024748 dated 18.01.2024 furnished in the reference 41thcited:

i)	Development charges	**Rs.18,30,000/-** (Rupees Eighteen Lakhs and Thirty Thousand only)
ii)	Balance Scrutiny Fee	**Rs.55,000/-** (Rupees Fifty Five Thousand only)
iii)	Regularisation Charges	**Rs.22,05,000/-** (Rupees Twenty Two Lakhs and Five Thousand only)
iv)	I & A Charges	**Rs.3,93,75,000/-** (Rupees Three Crores and Ninty Three Lakhs and Seventy Five Thousand only)

v)	Security Deposit for Display board	**Rs.10,000/-** (Rupees Ten Thousand only)
vi)	MIDC for CMWSSB	**Rs. 1,54,20,000/-** (Rupees One Crore and Fifty Four Lakhs and Twenty Thousand only).
vii)	Shelter Fee	**Rs.3,19,70,000/-** (Rupees Three Crores and Nineteen Lakhs and Seventy Thousand only)
viii)	Non-Refundable Deposit Equivalent land cost for the Link Road portion	**Rs.3,31,40,000/-** (Rupees Three Crores and Thirty One Lakhs and Forty Thousand only)
ix)	Flag day Contribution (**by Cash**)	**Rs.500/-** (Rupees Five Hundred only)

Applicant has furnished Bank Guarantee for Security Deposit for Building vide BG **No 11650100023310** dated 12.01.2024 and **Amendment BG No.1** dt.01.08.2024 for **Rs.2,40,90,000/-** (Rupees Two Crores Forty Lakhs and Ninety Thousand only) issued by Axis bank Limited Corporate banking branch, Club house road, Chennai -600002, valid up to **10.07.2034.**

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF and Environmental clearance. In this regard, the applicant has also furnished an undertaking in the reference 27th, 36th ,37th & 49th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI, IAF & 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.

The applicant has also furnished Structural drawing vetted by Dr.K.P Jaya, Professor, Division of Structural Engineering, Department of Civil Engineering, Anna University Chennai -600025 dated 16.06.2023 in the reference 27thcited.

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. 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.

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

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

10. 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 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 Litresper 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.

11. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

12.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.

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

14. 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 regards the applicant has furnished notarized undertaking.

15. 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.

16.Applicant should not use that link road portion to any other use, if violates the deposit amount will be forfeited and further action will be taken in accordance with law.

17. Two sets of plans for the proposal is approved and numbered as Planning Permission **No. PP/HRB/01/2025/ A to L,** dated **03.04.2025** in **Permit No. 15626** are sent herewith. The Planning Permission is valid for the period from **03.04.2025** to **02.04.2033.**

18. 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.

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

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

Yours faithfully,

For **MEMBER-SECRETARY**

03/04/2025

Encl :

1. Two copies approved plan.
2. Two copies of Planning Permit.
3. Copy of Govt., letter in the reference 34th cited.

Copy To:

1. **M/s. KVPS Property Developers Pvt. Ltd.,**
   Represented by Mr. S. Ramesh,
   Door No. 4 – ABC, Sathyamoorthy Street,
   Thirunelveli Town, Thirunelveli – 627 006
   (This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation for issue of Building Permit).
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 Additional Commissioner of Police (Traffic),
   Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **The Chairman,**
   Tamil NaduReal Estate Regulatory Authority (TNRERA),
   Door No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008.
   (with one set of approved plans)

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15626 Date of Permit 03/04/2025

PP/HRB/01/2025/A to L

File No PP/HRB/N/0714/2021

Name of Applicant with Address M/S. KVPS Property Developers Pvt. Ltd., Rep by. Mr. S. Ramesh Door No. 4 - ABC, Sathyamoorthy Street, Thirunelveli Town, Thirunelveli - 627006 Date of Application 07.12.2021

Nature of Development : ~~Layout/Sub-division of Land/Building construction/ Charge in use of Land~~/Building

Site Address As per Annexure Enclosed

Division No. .....

Development Charge paid Rs. 18,30,000/- Challan No. B0024748 Date 18.01.2024

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 03/04/2033 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

03/04/25

Govt. Lr (MS) No. 133, H&UD Dept. dt. 29.09.2023.

3/4/25

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

ANNEXURE

File No. CMDA/PP/HRB/N/0714/2021,

Permit No. 15626

Planning Permission No. PP/HRB/01/2025/A to L
CMDA – Area Plans Unit – MSB (North) Division – Planning Permission for the proposed construction of Group development of **High Rise** Commercial buildings with 2 Blocks in which **Block A**: Extended Basement Floor (Meant for Parking) + Ground Floor + 1st floor to 7th Floor (for Retail Shop use) + 8th Floor & 9th floor part are for Office Building; **Block B :** Basement Floor (STP, Sump & Pump room) + Stilt Floor (Meant for Parking) + 1st Floor (Dining Hall) + 2nd floor to 8th Floor for Dormitory use and MLCP (9 Level with Car parking 160 Nos.), abutting C.T.H. road (formerly M.T.H. Road), Padi, Chennai – 600 050, Comprised in old S.Nos.3/1, 4/1 & 2 of Kakapallam Village, T.S. Nos.44/2, 44/3, 45/1 & 46/2, Block No. 81, Ward – E of Ambathur Town, Ambathur Taluk, Thiruvallur District, within the limits of Greater Chennai Corporation, applied by **M/s. KVPS Property Developers Pvt. Ltd.,** (Lease Holder) Represented by Mr. S. Ramesh - Approved

3/4/2025 03/04/25

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.