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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

Letter No. PC/NHRB/N/6076/2024 **Dated:12.12.2025**

To

The Principal Chief Engineer

Greater Chennai Corporation

Ripon Building

Chennai – 600 003

Sir,

Sub: CMDA – Area Plans Unit – NRHB (North) –The Planning Clearance Application for the proposed Construction of Group Development consists of additional 4 Blocks namely Block -V : Stilt Floor part /Ground Floor part + 5 Floors Residential building with 66 dwelling units, Block - VI : Stilt floor part /Ground Floor part + 5 Floors Residential building with 90 dwelling units, Block -VII : Stilt floor part /Ground Floor part + 5 Floors Residential building with 90 dwelling units, Block - VIII : Stilt floor part /Ground Floor part + 5 Floors Residential building with 90 dwelling units, (336 Dwelling units) Affordable housing (Height -18.30m) and existing 4 blocks namely Block No. I to IV each Blocks Ground Floor + 2 Floors (30 dwelling Units) Totally 366 dwelling Units at Village Street,Thiruvottiyur Chennai, Comprised in Old S.No: 237/1part, T.S.No: 83/1, Block No:12, Ward -H Thiruvottiyur Village, within the limits of Greater Chennai Corporation,– Approved - Regarding.

Ref.:

1. Planning Clearance Application received in SBC No.CMDA/PC/NHRNB/N/6076/2024 Dated 15.05.2025.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017..
6. 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
7. Govt. letter No. G.O. (Ms) No.182, Housing & Urban Development Department dated.21.12.2018.
8. G.O. (Ms) . No: 167Housing & Urban Development Department dated.12.09.2022.
9. Earlier Planning Permission No.B/025591/440 A & B /1997Permit No.05591 dated 04.11.1997 in Letter No.B3/17275/97 dated 04.11.1997.
10. Earlier Planning Permission No.B/25650/07 A&B/98 in letter No.B3/10680/97 dated 22.01.1998.
11. This office letter even number dated 20.05.2025
12. Applicant letter received dated 23.09.2025.
13. This office letter even Number dated 10.12.2025.
14. The applicant letter received dated 12.12.2025

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The Planning Clearance Application for the proposed Construction of Group Development consists of additional 4 Blocks namely Block -V : Stilt Floor part /Ground Floor part + 5 Floors Residential building with 66 dwelling units, Block - VI : Stilt floor part /Ground Floor part + 5 Floors Residential building with 90 dwelling units, Block -VII : Stilt floor part /Ground Floor part + 5 Floors Residential building with 90 dwelling units, Block - VIII : Stilt floor part /Ground Floor part + 5 Floors Residential building with 90 dwelling units, (336 Dwelling units) Affordable housing (Height -18.30m) and existing 4 blocks namely Block No. I to IV each Blocks Ground Floor + 2 Floors (30 dwelling Units) Totally 366 dwelling Units at Village Street,Thiruvottiyur Chennai, Comprised in Old S.No: 237/1part, T.S.No: 83/1, Block No:12, Ward -H Thiruvottiyur Village, within the

limits of Greater Chennai Corporation, was examined and found approvable, as per the plans submitted by the applicant's letter 14th cited.

2. The Planning Clearance is issued subject to the following conditions:

i) In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.

ii) To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof overhead tanks and wells.

iii) Nonprovision of Rain Water Harvest structures as 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 TNCDBR 2019, and Enforcement action will be taken against such development.

iv) OSR-I and OSR-II will be handed over to Greater Chennai Corporation before completion of the project without any structure.

3. The Planning Clearance for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made thereunder. This Provision does not cover the Structural Stability aspect of the building including 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 the Tamil Nadu Town and 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 Surveyor / Architects, who has signed in the Plan to ensure the safety during the construction and also for its continued structural stability of the buildings.

4. 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.

5.The approved plan set is numbered as **Planning Clearance No. C/27/2025 A to D dated 12.12.2025** and two sets of the same are enclosed herewith for taking further action in this regard.

6.This approval is not final.The applicant should approach the **Greater Chennai Corporation** to issue the **Building Permit**.

Yours faithfully,

12/12/2025

For MEMBER-SECRETARY

12/12/25

Encl: 2 sets of approved Plan.

Copy to:

1. The Chief Engineer,
   TNUHDB,
   No.5,Kamarajarsalai,
   Chennai - 600 005.

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

3. The Commissioner of Income Tax
   Income Tax Dept., (Investigation),
   No.168, Uthamar Gandhi Salai
   Nungambakkam, Chennai – 600 034

4. The Senior Planner
   Enforcement Cell CMDA,
   Chennai – 600 008.

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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