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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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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/1048/2025** Date : 07/07/2026

To

The Commissioner,

Tambaram City Municipal Corporation

Tambaram,

Chennai - 600 045

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – Planning Permission application for the proposed construction of for the High Rise Group Development Residential building with Extended Combined Double Basement floor for Tower A to H & Tower J, K & Club House Consisting of Tower – A, B, F, G & H :Ground Floor + 14 Floors + 15 floor(part) (each 119 units), Tower C,D,E,J & K : Ground Floor + 14 Floors + 15 floor(part) (each 88 units), Total : 1,035 Dwelling units and Club house (Ground + 2 floors + 3rd partial floor) with swimming pool at ground level at S. No. 131/2A, 2B, 4, 5A, 5C, 5D, 6, 132 /1B, 1C1A, 3, 148 /1, 2A, 2B, 2C, 3A, 3B, 4, 5A, 5B, 5C, 149 /1,2,3,4, 153 /2, 5, 160 /4, 164 Part, 165 /2, 3, 4, 5, 6, 7A, 7B, 7C, 166, T.S. No.30, 134, 135 of Block No. 19, T.S. No. 96/3, 98-120, 122-129, 134,135,139 of Block No.21 of Zamin Pallavaram village, Pallavaram Taluk, Chenglepet District, within the jurisdiction of Tambaram City Municipal Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Apllication Recevied in CMDA/PP/HRB/S/01048/2026; Dated 29.12.2025
2. 285th MSB Panel meeting held on 28.01.2026
3. AAI NOC issued by AAI Chennai Air Port in ID NO. CHEN/SOUTH/B/021725/1572331 dated 7.3.2025.
4. DF & RS NOC issued by Director, Tamil Nadu Fire and Rescue Services, Chennai 600008 in PP NOC NO.164/2025 dated 24.8.2025.
5. IAF NOC issued by HQ Training Command, IAF, Bengaluru in TC/4906/2/ATS (Ty CM-MCLXVI) dated 28.8.2025.
6. Ministry of Environment, Forest and Climate change, GOI and SEIAA – TN has issued Environmental Clearance for the project in EC identification No.EC25B3812TN5223756N in File No.12985; dated 31.01.2026
7. This office letter even NO. dated 04.02.2026, addressed to the Government.
8. Government letter (Ms.) No.58, Housing and Urban Development Department, Dated 27.02.2026..
9. Applicant letter dated 25.03.2026, enclosing draft gift deed.
10. This office letter even NO. dated 02.04.2026, addressed to SRO - Pallavaram.
11. Revised plan received through online on 18.05.2026.
12. U.O Note No.TDR/003684/2026; dated 21.05.2026, enclosing a registered gift deeds Doc No.3751/2026; 29.04.2026 & 3752/2026; dated 21.05.2026.
13. WRD NOC vide letter No.DB/T5(3)/F-NOC. 000993 /Zamin Pallavaram Village - 2026; dated 23.02.2026.
14. Revised plan received through online on 18.05.2026.
15. This office DC advice letter even NO. dated 19.06.2026

16. Payment receipt No.CMDA/PP/Ch/23525/2026; dated 20.06.2026.

The Planning Permission application received in the 1st cited reference for the proposed construction of for the High Rise Group Development Residential building with Extended Combined Double Basement floor for Tower A to H & Tower J, K & Club House Consisting of Tower – A, B, F, G & H :Ground Floor + 14 Floors + 15 floor(part) (each 119 units), Tower C,D,E,J & K : Ground Floor + 14 Floors + 15 floor(part) (each 88 units), Total : 1,035 Dwelling units and Club house (Ground + 2 floors + 3rd partial floor) with swimming pool at ground level at S. No. 131/2A, 2B, 4, 5A, 5C, 5D, 6, 132 /1B, 1C1A, 3, 148 /1, 2A, 2B, 2C, 3A, 3B, 4, 5A, 5B, 5C, 149 /1,2,3,4, 153 /2, 5, 160 /4, 164 Part, 165 /2, 3, 4, 5, 6, 7A, 7B, 7C, 166, T.S. No.30, 134, 135 of Block No. 19, T.S. No. 96/3, 98-120, 122-129, 134,135,139 of Block No.21 of Zamin Pallavaram village, Pallavaram Taluk, Chenglepet District, within the jurisdiction of Tambaram City Municipal Corporation has been examined, and Planning Permission is issued based on the Government approval accorded in the reference 8th cited and subject to the conditions put forth by CMDA in the DC letter in the 15th cited, and compliance with the conditions imposed by other Government agencies in reference 3rd to 6th cited & 13th 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.3,49,051.00	CMDA/PP/Ch/21233/2025 & dt. : 29 December, 2025
II	Scrutiny Fees	Rs.1,74,154.00	CMDA/PP/Ch/23087/2026 & dt. : 18 May, 2026
III	Balance Scrutiny Fees	Rs.1,20,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
IV	Development charges for land per Sq. m.	Rs.2,75,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
V	Development charges for building per Sq. m.	Rs.22,50,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
VI	Regularisation charge for land	Rs.50,60,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
VII	Security Deposit for Building	Rs.3,33,00,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
IX	I & A Charge	Rs.5,10,00,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
X	Security Deposit for Septic Tank / STP	Rs.10,50,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
XI	Shelter Charges	Rs.82,60,000.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/23525/2026 & dt. : 20 June, 2026

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/0033/2026** dated

07/07/2026 in **Permit No. OL-03302** are sent herewith. The Planning Permission is valid for the period from **07/07/2026 to 06/07/2034**

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 Municipalityis 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. Link Road: The applicant has gifted Link Road area measuring to an extent of 1120.91 Sq.m. in document No.3752/2026 dated 06.03.2026.
Link Road 1 measuring to an extent 228.51 sq.m in S.No.165/2 part, T.S. No. 98 part, Block No. 21, Link Road 2 measuring to an extent 357.03 sq.m in S.No.160/4 part,153/2 part and 153/5 part, T.S. No. 30 part, 134 part and 135 part Block No. 19 and Link Road 3 measuring to an extent 535.37 sq.m in S.No.164 part, 165/2 part, 165/3 part and 166 part, T.S.No.96/3 part, 98 part and 99 part and 100 part, Block No. 21 of Zamin Pallavaram village, Pallavaram Taluk, Chenglepet District.

OSR area: The applicant has also Gifted OSR area measuring to an extent of 5036.68 Sq.m in document No.3751/2026 dated 06.03.2026. OSR area 1 measuring to an extent of 3779.55 sq.m in S.No.160/4 part, 153/2 Part, 153/5 Part, T.S. No.30 part, 134 part, 135 part of Block No.19, ward No. C of Zamin Pallavaram village, Pallavaram Taluk, Chenglepet District and; OSR area 2 measuring to an extent of 1257.13 sq.m, S.No.165/2 part, 165/3 Part, T.S. No.98 part, 99 part of Block No.21, ward No. C of Zamin Pallavaram village, Pallavaram Taluk, Chenglepet District.

14. The Planning Permission holder shall be responsible for ensuring that the buildings/structures on the adjoining site are not weakened /damaged during the construction of the basement floor, and for providing lighting & ventilation and protection from fire to the satisfaction of the Director of Fire and Rescue Service.

15. The Executive Authority of the Local Body, before issuing a Building Permit for the construction of a new building, shall ensure that the Building design includes a provision for an insulated pipeline from the rooftop to various distribution points where hot water is required. The new building shall include a provision for a continuous water supply to the solar water-heating system. The new building shall also have an open space on the rooftop to receive direct sunlight. The load-bearing capacity of the roof shall be at atleast 50 kilograms per Page 4 of 7 Sq.m. All new buildings shall have a solar-assisted water-heating system installed before they are utilised for business or other activities.

16. The capacity of the 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 bathroom and kitchen, subject to the condition that a maximum of 50 per cent 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.

17. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS , AAI,IAF, Environmental Clearance & WRD., In this regard, the applicant has also furnished an undertaking in the reference cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by NOC agencies DF&RS , AAI,IAF, Environmental Clearance & WRD.

18. The applicant has furnished Structural drawings and a report vetted by Anna University (dated 16.02.2026).

19. The applicant shall reserve 1/3rd open Terrace Area for the erection of a Solar Photovoltaic Panel, and the same has to be ensured before the issue of the Completion Certificate.

20. The partial refund of the security deposit will not be considered for the issuance of a partial Completion Certificate.

21. This Planning Permission is issued under New Rule TNCD&BR 2019, subject to the outcome of the W.P.(MD) No. 8948 of 2019, and WMP (MD) Nos. 6912 & 6913 of 2019.

22. CCTV Camera to be installed at regular intervals of 50.00 m along the road which is abutting the site boundaries before the issue of the Completion Certificate. In this regard, the applicant has furnished an undertaking.

23. The applicant is requested to inform the Enforcement Cell, CMDA at all the stages of construction of the building, viz., namely (i) Commencement of construction, (ii) Plinth level, and (iii Last Storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA.

24.The width of road(MMRD) 61m prescribed in the Second Master Plan for CMA 2026.The formation of road is being under executed by Highways department and right of way for the road is not demarcated .However qualifying road width for HRB development are available in Front of the site .The right of way of the MMRD road is 61m as per the SMP to be ensure before issue of Final approval by the local body and Completion Certificate issued by Enforcement Cell.

Yours faithfully,

Name: S Vasudevan.

Designation: Assistant Planner

Date: 07 July, 2026

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s Emerald Haven Life Spaces 2 Private Limited

M/s. Emerald Haven Life Spaces 3 Private Limited, represented by Thiru.B.Balachander

Ispahani Centre, 4th Floor,

123-124 Nungambakkam High Road,
Chennai 600034.

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

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

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

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QA/2022/02/48

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.
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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

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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.