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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.

File No. : **CMDA/PP/HRB/N/0349/2025** Date : 31/12/2025

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – The Planning Permission Application for the proposed construction of HIGH RISE Group development building for Residential use consisting of 2 Blocks with in Block No – 1: Stilt Floor (for parking use) + 1st Floor (for parking use) + 2nd Floor to 9th Floor with 120 dwelling units, in Block No – 2: G.Floor (Pump room & Electrical Transformer room) + 1st Floor & 2nd Floor (for Gym use), At Plot Nos. A & G, in the Greater Chennai Corporation. Approved Sub-Division No. SD/WDC No 3/00495/2021 dt.22.03.2022, abutting Manjambakkam Link Road (Milk Colony Road), Madhavaram, Chennai – 600 060. Comprised in Old S.No.425, As per Patta No. T.S. No.85/1 part, 2 part & 3 part of Madhavaram Village, within the limits of Greater Chennai corporation. Applied by M/s. Raunaq Foundations Rep. by its authorized signatory Thiru. Raunaq Rungta -Approved and forwarded to Local Body for issue of Building Permit - Reg.

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0349/2025 Dated: 16.05.2025.
2. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/060524/1056287, dated 27.06.2024.
3. Letter no. R.C. No. B1/1215/2025 dt.21.03.2025 received on 26.03.2025 from Thasildar, Madhavaram Taluk along with road width sketch duly signed by the Zonal Deputy Thasildar.
4. Structural Design Report dt.04.02.2025 issued by the Professor. Dr.S.R. Satish Kumar, Department of Civil Engineering, Indian Institute of Technology Madras.
5. NOC from DF&RS vide R.Dis.No.2312/C1/2025 PP NOC No.35/2025 dated 28.02.2025
6. NOC from CMRL issued in Letter No. CMRL/CONS - DES0PH2/42/2025 Dated 30.05.2025.
7. The applicant letter dt.04.06.2025 received on 05.06.2025.
8. This office letter even no dt.19.06.2025 addressed to the applicant in online.
9. Minutes of 282nd MSB Panel meeting held on 24.07.2025
10. The applicant uploaded the revised plan and particulars in online dt.12.08.2025.
11. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.
12. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023
13. This office letter even no dt.21.08.2025 addressed to the Governement.
14. This office letter even no dt.25.08.2025 addressed to the applicant in online.
15. Revised plan and particulars received from the applicant through online on 02.09.2025.
16. Revised Structural Design Report dt.14.08.2025 issued by the Professor. Dr.S.R. Satish Kumar, Department of Civil Engineering, Indian Institute of Technology Madras
17. Letter received from Govt vide Letter (Ms) No. 163/2025 H & UD (UD I) Dept. dated 16.10.2025

18. The applicant letter dt. 29.10.2025

19. Guide Line Value for the site under reference downloaded on 11.12.2025 from the Registration Department website.

20. DRC No.119/2023 (xiv) dt.12.08.2025 towards remitted of Premium FSI charges.

21. Demand for remittance of DC & Other charges sent in this office letter even no dated 22.12.2025

22. DC and other charges paid vide receipt No CMDA/PP/RC/0380/2025 dated 24.12.2025

23.

The Planning Permission Application for the proposed construction of HIGH RISE Group development building for Residential use consisting of 2 Blocks with in Block No – 1: Stilt Floor (for parking use) + 1st Floor (for parking use) + 2nd Floor to 9th Floor with 120 dwelling units, in Block No – 2: G.Floor (Pump room & Electrical Transformer room) + 1st Floor & 2nd Floor (for Gym use), At Plot Nos. A & G, in the Greater Chennai Corporation. Approved Sub-Division No. SD/WDC No 3/00495/2021 dt.22.03.2022, abutting Manjambakkam Link Road (Milk Colony Road), Madhavaram, Chennai – 600 060. Comprised in Old S.No.425, As per Patta No. T.S. No.85/1 part, 2 part & 3 part of Madhavaram Village, within the limits of Greater Chennai corporation. Applied by M/s. Raunaq Foundations Rep. by its authorized signatory Thiru. Raunaq Rungta been examined and Planning Permission is issued based on the orders of Government letter in the reference 17th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 2nd, 5th & 6th cited above

The Premium FSI charge of Rs Rs.99,36,000/- was fully adjusted by utilization of DRC No.119/2023 (xiv) dated 12.08.2025

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.36,654.00	CMDA/PP/Ch/18303/2025 & dt. : 16 May, 2025
II	Scrutiny Fees	Rs.18,157.00	CMDA/PP/Ch/19555/2025 & dt. : 12 August, 2025
III	Scrutiny Fees	Rs.7,263.00	CMDA/PP/Ch/20834/2025 & dt. : 27 November, 2025
IV	Balance Scrutiny Fees	Rs.10,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
V	Development charges for land per Sq. m.	Rs.25,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
VI	Development charges for building per Sq. m.	Rs.2,31,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
VII	Regularisation charge for land	Rs.4,85,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
VIII	Security Deposit for Building	Rs.34,22,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
X	I & A Charge	Rs.52,06,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
XI	Security Deposit for Septic Tank / STP	Rs.1,25,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
XII	Shelter Charges	Rs.31,60,000.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0380/2025 & dt. : 30 December, 2025

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/0047/2025** dated **31/12/2025** in **Permit No. OL-02508** are sent herewith. The Planning Permission is valid for the period from **31/12/2025 to 30/12/2033**

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 Corporationis 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 .The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has aprovision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hotwater is required. The new building shall have provision for continuous water supply to the solar water heating system. The newbuilding 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 50Kilogram per sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

14.The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the ExecutiveAuthority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchensubject 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 theTamil Nadu Energy Development Agency from time to time.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI& CMRL. In this regard, the applicant has also furnished an undertaking in the reference 15th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI& CMRL.

16.The applicant has furnished Revised Structural Design Report dt.14.08.2025 issued by the Professor. Dr.S.R. Satish Kumar, Department of Civil Engineering, Indian Institute of Technology Madras in the reference 16th cited.

17.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 ofFire and Rescue Service.

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

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

20.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.

21.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.

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

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 31 December, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Raunaq Foundations.,
Rep. by its authorized signatory Partner
Thiru. Raunaq Rungta,
Registered Developer RD/2019/04/241
No.65/A, Halls Road, Kilpauk,
Chennai-600 010.
Mobile: 7338813804.
Email: mail@raunaqfoundations.com.

2.The Deputy Planner,

Enforcement cell,
CMDA, Chennai - 600008

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8.

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

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

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

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

8.Thiru. T.S.Saravanan,
Registered Architect CA/91/14340
No.6, Venus Colony, 2nd Street, Alwarpet,
Chennai- 600 018.
Mobile No:9840899915
Email: saran@aadindia.com

9.Thiru. Mr.J.Santosh,
Registered Structural Engineer
S.E./GR. I/2020/12/285
NO.113B, Kumaran Nagar, 1st Cross St,
Virugampakkam, Chennai- 600 092.
Mobile: 9940121658
Email: santhosh@aadindia.com.

10.Thiru.Dr.C.V.Prasad,
Registered Geo-Technical Engineer
GTE/2024/03/003,

No.11, 2nd Main Road,
Kannapa Nagar, Thiruvanmiyur,
Chennai- 600 041.
Mobile: 9444026189
Email: info@geomarineindia.com

11.Thiru. E.Sujith.,
Registered Construction Engineer,
Reg. no. CE/2023/04/1157
No.65/1, Halls Road, Kilpauk,
Chennai- 600 010.
Mobile No: 8925506067
Email: admin@raunaqfoundations.com.

12.Thiru. G.Rajadurai.,
Reg. no. QA/2022/02/047
87/8, 1ST Street, 1st Sector, K.K Nagar,
Chennai- 600 078.
Mobile No: 9715291868
Email: pamanirajadurai@gmail.com

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.