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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.

File No. : **CMDA/PP/HRB/N/0898/2025** Date : 27/03/2026

To

The Commissioner,

Thiruverkadu Municipality,

Thiruverkadu ,

Chennai-600 077.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – ThePlanning Permission Application for the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI. Abutting Periya Koladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Koladi village, Poonamallee taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality. Applied by M/s Danub Homes Private Ltd Rep. by its Authorised Signatory Mr. R.Sumanth Krishna - 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/0898/2025 Dated: 04.11.2025.
2. PWD NOC obtained for inundation point of view in Letter. No DB/T5(3)/F/NOC 6516 Koladi village /01918/2023 dated 24.03.2023.
3. NOC from AAI obtained for all the Block is as follows: Block-1= AAI NOC vide CHEN/SOUTH/B/091123/788727 dated 10.11.2023 , Block-2= AAI NOC vide CHEN/SOUTH/B/091123/788731 dated 31.10.2023 , Block-3= AAI NOC vide CHEN/SOUTH/B/090323/783415 dated 31.10.2023 , Block-4= AAI NOC vide CHEN/SOUTH/B/090323/783416 dated 30.10.2023, Block-5 Club House= AAI NOC vide CHEN/SOUTH/B/090323/783417 dated 07.09.2023 .
4. This office calling for revised plan and particulars called for in online letter on 27.11.2025
5. Minutes of 284th MSB Panel meeting held on 28.11.2025.
6. The applicant letter dt.29.12.2025 received on 29.12.2025.
7. This office calling for revised plan and particulars letter dt.31.12.2025
8. The applicant letter dt.07.01.2026.
9. 1st Revised plan and particulars received in online from the applicant on 07.01.2026.
10. Minutes of 285th MSB Panel meeting held on 28.01.2026.
11. NOC from DF&RS obtained in letter No.C1/1891/2025, PP NOC No.23/2025 dt.17.02.2025 with usual conditions for the Earlier proposal. Revised NOC from DF&RS issued in PP NOC No.36/2026, dt.28.01.2026
12. This office calling for revised plan and particulars called for in online letter dt.30.01.2026.
13. 2nd Revised plan received in online from the applicant on 06.02.2026.

14. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.

15. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.

16. This office letter even no dt.12.02.2026 addressed to the Government

17. This office calling for revised plan and particulars called for in online letter dt.18.02.2026

18. Letter received from Govt vide Letter (Ms) No. 48 H & UD (UD I)/2026 Dept. dated 26.02.2026

19. Revised plan received in online from the applicant on 09.03.2026

20. Concurrence from the TANGEDCO issued in letter No.SE/CEDC/W/EE/GL/AEE/Civil/AE/F.M/s. Casagrand (Koladi)/D.229/25 Dt.03.04.2025

21. Structural Design report & Drawing vetted by Dr.K.P.Jaya Professor, Division of Structural Engineering, Department of Civil Engineering, Anna university dt.27.02.2026

22. Concurrence issued in Letter No. EE/C/TP-I/GCC-II/CNI/F.Dhanub Homes/D.No.212/2026 Dt.02.03.2026 by the EE, Tamilnadu Transmission Corporation Limited for the shifting of the existing 230 KV HT line along the site boundary and stated about the Horizontal Clearance & Vertical clearance details.

23. Guide Line Value for the Koladi Main Road and Koladi Road in Koladi Village from web-site of Registration Department Chennai South Joint-II on 16.03.2025.

24. This office DC& other charges demand letter even no dt.16.03.2026.

25. Receipt of DC & other charges received online vide Receipt No.CMDA/PP/Ch/22397/2026 dt.18.03.2026 & Receipt No. CMDA/PP/RC/0104/2026 dt.25.03.2026

26. Gift Deed Doc. No. 883/2026 dt.25.03.2026 for OSR portion , Road widening portion vide Doc. No. 884/2026 dt.25.03.2026 and Link Road portion vide Doc. No. 897/2026 dt.25.03.2026

The Planning Permission Application for the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI. Abutting Periya Koladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Koladi village, Poonamallee taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality. Applied by M/s Danub Homes Private Ltd Rep. by its Authorised Signatory Mr. R.Sumanth Krishna has been examined and Planning Permission is issued based on the orders of Government letter in the reference 18th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 2, 3, 11, 20 & 22nd cited above.

Applicant has furnished the Bank Guarantee in lieu of remitting charges towards Security Deposit for Building, Security Deposit for STP and Security Deposit for Display board deposit in Bank Guarantee No. 0350NDDG00005026, dated 18.03.2026 by ICICI Bank Limited, No 15/19, Dr.Muthulakshmi Road, L.B Road, Adyar, Chennai – 600 020. Towards Security Deposit for Building of Rs. 2,37,70,000/- Security Deposit for STP of Rs.8,08,000/- and Security Deposit for Display board of Rs.10,000/-.

The applicant has gifted OSR Area of 3505.10 Sq.m vide Doc. No. 883/2026 dt.25.03.2026, Road widening area 613.07 Sq.m, vide Doc. No. 884/2026 dt.25.03.2026 and Link Road area 149.51 Sq.m vide Doc. No. 897/2026 dt.25.03.2026.

As per the Govt. letter condition (iii) rerouting of the H.T Tower line by TANGEDCO to be completed before issue of completion certificate.

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.2,52,135.00	CMDA/PP/Ch/20539/2025 & dt. : 04 November, 2025
II	Scrutiny Fees	Rs.1,24,351.00	CMDA/PP/Ch/21377/2026 & dt. : 07 January, 2026
III	Scrutiny Fees	Rs.49,791.00	CMDA/PP/Ch/21807/2026 & dt. : 06 February, 2026
IV	Scrutiny Fees	Rs.24,896.00	CMDA/PP/Ch/22298/2026 & dt. : 09 March, 2026
V	Balance Scrutiny Fees	Rs.2,27,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026
VI	Development charges for land per Sq. m.	Rs.1,75,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026

VII	Development charges for building per Sq. m.	Rs.15,90,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026
VIII	Regularisation charge for land	Rs.35,05,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026
IX	Security Deposit for Building	Rs.2,37,70,000.00	CMDA/PP/RC/0104/2026 & dt. : 25 March, 2026
X	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0104/2026 & dt. : 25 March, 2026
XI	I & A Charge	Rs.3,74,88,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026
XII	Security Deposit for Septic Tank / STP	Rs.8,08,000.00	CMDA/PP/RC/0104/2026 & dt. : 25 March, 2026
XIII	Premium FSI Charges	Rs.19,87,47,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026
XIV	Shelter Charges	Rs.1,86,10,000.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 2026
XV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/22397/2026 & dt. : 18 March, 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/0012/2026** dated **27/03/2026** in **Permit No. OL-02904** are sent herewith. The Planning Permission is valid for the period from **27/03/2026 to 26/03/2034**

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.As per the Govt. letter condition (iii) rerouting of the H.T Tower line by TANGEDCO to be completed before issue of completion

certificate.

14.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.

15.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.

16.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI, PWD & Environmental clearance. In this regard, the applicant has also furnished an undertaking in the reference 19th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI, PWD & Environmental clearance.

17.The applicant has furnished Structural Design report & Drawing vetted by Dr.K.P.Jaya Professor, Division of Structural Engineering, Department of Civil Engineering, Anna university dt.27.02.2026 in the reference 21st cited.

18.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.

19. 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.

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

21. 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.

22. 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.

23. 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.

Yours faithfully,

Signature valid
Name :S Sundraraj
Designation :Assistant Planner
Date :03/27/2026 4:13:58 PM

Name: S Sundraraj

Designation: Assistant Planner

Date: 27 March, 2026

For

Member Secretary

CMDA

Encl :

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

Copy To:

1.M/s Danub Homes Private Ltd
Rep. by its Authorised Signatory Mr. R.Sumanth Krishna,
New No. 111, Old No.59, NPL Devi Building, LB Road,
Thiruvanmiyur, Chennai- 600 041.
sumanth@casagrand.co.in
Mob: 9840270109.
Reg. No: RD/2023/07/2640

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

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

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.The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034.

9.Mr. S.Muralidharan, Architect,
Registered Architect
CA/2003/31585, RA/Gr.I/19/03/088
SN Enclave No. 38/5, Flat -A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai- 600 106.
Srishti.dsign@gmail.com
Mob: 9941923555.

10.Thiru. Syed Ameenudin Quadri, (Structure),
Registered Structural Engineer
Reg. No: S.E/GR. I/2022/01/302
No.21/2, 2nd Floor, Prathiba Complex,
Uttaradi Mutt Road, Shankarpuram, Basavanagudi,
Bengaluru-04.
Email: ameen@novelengg.com,
Mob: 9901087762.

11.Thiru.K.Shankar Narayanan,
Registered Geo-Tech. Engineer (GTE)
Reg. No: GTE/2023/09/64.
DP-102, Nattakinaru Street, Mangalapuram,
SIDCO Industrial Area, Ambattur, Chennai- 600 098.
Email: shankaranarayan.k@gmail.com,
Mobile: 7011445588.

12.Thiru. R.Mangalaraj,B.E (Civil)
Registered Construction Engineer
CMDA Regn. No. CE/19/05/267
N1, Ultra Symphony, Mellakottaiyur, Chennai- 600 127.
Mangal2323@gmail.com
Mobile No.: 80562 02470.

13.Thiru. J.Siva Selvan., B.E.,
Registered Quality Auditor (QA)
Reg. No: QA/2019/05/024
No.6, Samiyar Thottam, 3rd Street, Kasthuribai Nagar,
Tambaram west, Chennai- 600 045.
Mobile9994335333.
Email: er.sivaa@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.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.
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Verify My Land
Every record check run on one property and returned as a single report.
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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

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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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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.