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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/S/0298/2023** Date : 26/02/2025

To

The Commissioner

Tambaram City Municipal Corporation

Tambaram, Chennai - 600 045

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission application received for the CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Combined extended Doubled Basement floor for Block 1 to 14; Block – 1 : Ground floor + 14 floors – Residential Building with 116 Dwelling Units; Block – 2 : Ground floor + 14 floors – Residential Building with 58 Dwelling Units; Block – 3 : Ground floor + 14 floors – Residential Building with 249 Dwelling Units; Block – 4 : Ground floor + 14 floors – Residential Building with 58 Dwelling Units; Block – 5 : Ground floor + 14 floors – Residential Building with 88 Dwelling Units; Block – 6 : Ground floor + 14 floors – Residential Building with 88 Dwelling Units; Block – 7 : Ground floor + 14 floors – Residential Building with 58 Dwelling Units; Block – 8 : Ground floor + 14 floors – Residential Building with 88 Dwelling Units; Block – 9 : Ground floor + 14 floors – Residential Building with 176 Dwelling Units; Block – 10 : Ground floor + 14 floors – Residential Building with 352 Dwelling Units; Block – 11 : Ground floor + 14 floors – Residential Building with 174 Dwelling Units; Block – 12 : Ground floor + 14 floors – Residential Building with 264 Dwelling Units; Block – 13 : Ground floor + 14 floors – Residential Building with 300 Dwelling Units (Totally 2069 Dwelling units); Block – 14 : Ground floor + 5 floors – Club House with Gym, Yoga, Play area, Spa, Mini Theatre, Swimming Pool, Pharmacy, Badminton Court, Party Hall & Departmental Store & Visitors Cabin Block : Ground floor at Pallavaram Radial Road situated in T.S. No. 9/20A, 9/20B, 10/5, 10/6, 10/7- 1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B, 11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1B, 13/2A,13/3A, 134A1, 13/4B1, 13/4C1, 13/5A, 15/1B, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5, 16/1, Block No. 25, Ward – C, Old Survey No. 136/1A,1B,1C, 137/4,5,6A,6B1,6B2,8,9, 138/1,2A1,2B,2A3, 143/1,6B1, 143/6B2,7,8,201/8,9A,9B,12, 202/12, 206/5,6,7 of Zamin Pallavaram village, within the limits of Tambaram Corporation and T.S. No. 4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5-2, 5/6, 5/7, 5/8, 5/9, 5/10-2, 6/1, 6/2, 6/3, 6/4-1, 6/11A1, 6/12, Block No. 19, Ward – G, Old Survey No. 21/1,2, 22/1A,1B,2, 24/1B, 99/2, 102/1,1A, 103, 103/2, 104, 105,106/1,2, 107/1,2, 108, of Nemilichery village within the limits of Tambaram Corporation - Applied by M/s.Prestige Pallavaram Ventures (GPA to (i) M/s.Serene Estates Pvt Ltd., (ii) Prathyusha Estates Pvt Ltd., (iii) Manoj Beeda & (iv) Chandra Reddy) - Presently Re-named as M/s.Prestige Pallavaram Estates Private Limited - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in CMDA/PP/HRB/S/0298/2023 dated 26.04.2023.
2. Minutes of 272nd Panel meeting held on 10.08.2023.
3. AAI NOC Letter NOC ID : CHEN/SOUTH/B/102218/ 344242 dt.16.11.2018 valid upto 15.11.2026 for Block LIG – 1
4. AAI NOC Letter NOC ID: CHEN/SOUTH/B/101618/343358 dt.16.11.2018 valid upto 15.11.2026 for Block LIG – 2 .
5. AAI NOC Letter NOC ID: CHEN/SOUTH/B/101618/343359 dt.16.11.2018 valid upto 15.11.2026 for Block 3,4,&13 .
6. AAI NOC Letter NOC ID: CHEN/SOUTH/B/102618/344931 dt.16.11.2018 valid upto 15.11.2026 for Block

– 5 & 14

7. AAI NOC Letter NOC ID: CHEN/SOUTH/B/101618/343361 dt.16.11.2018 valid upto 15.11.2026 for Block LIG – 1

8. AAI NOC Letter NOC ID: CHEN/SOUTH/B/101618/343364 dt.16.11.2018 valid upto 15.11.2026 for Block – 7 & 15 .

9. AAI NOC Letter NOC ID: CHEN/SOUTH/B/101618/343366 dt.16.11.2018 valid upto 15.11.2026 for Block – 8, 9 & 10

10. AAI NOC Letter NOC ID: CHEN/SOUTH/B/102618/ 344932 dt.16.11.2018 valid upto 15.11.2026 for Block -11 & 12 .

11. AAI NOC Letter NOC ID: CHEN/SOUTH/B/102718/ 345018 dt.29.10.2018 for Club House Block.

12. TNHB Letter No. L.A.1(4)/9046/2020 dated 14.10.2020.

13. DF&RS NOC Letter R.Dis. No. 10129/C1/2023, PP NOC No. 97/2023 dt.03.07.2023.

14. T.O letter even NO. dated 20.11.2023., addressed to Government.

15. Government in letter No.6203936/UD-I/23-1; Dated 02.01.2024

16. Chief Engineer, WRD, Chepauk. in letter No. DB/T5(3)/F-8306 Nemilichery & Zamin Pallavaram Village 4825/2023/ Dated 19.10.2023

17. applicant in letter dated 06.02.2024 & 12.02.2024

18. Chief Engineer, WRD in their letter NO.DB/T5(3)/F.NOC – 7572 Zamin Pallavaram & Nemichery 5749/2024; Dated 18.09.2024.

19. This office letter even NO. dated 14.02.2024, addressed to Government.

20. Govt. letter (Ms.) No. 116, H&UD dept, dated 14.06.2024

21. Applicant letter dated 18.11.2024

22. Re-submission of revised pland dated 22.11.2024.

23. Re-submission of revised pland dated 24.12.2024.

24. This office Demand letter even No. dated 02.01.2025

25. Payment made through onlinde in receipt No.CMDA/PP/Ch/17052/2025; Dated 21.01.2025

26. Payment made through onlinde in receipt No.CMDA/PP/RC/0022/2025; Dated 30.01.2025

27. Applicant letter dated 24.01.2025, enclosing Bank Guarantee -SD for Building

28. U.O note to Finance division dated 28.01.2025

29. Applicant letter dated 23.01.2025 informing change of Company name.

30. Applicant letter dated 24.01.2025 enclosing Gift deed towards handing over of OSR area & Link Roads)

31. Letter to SRO dated 05.02.2025

32. U.O note No.TDR/OSR/1081/2025; Dated 17.02.2025.

33. U.O note No.TDR/OSR/1082/2025; Dated 17.02.2025.

34. Environment Clearance identification No.EC23B039TN175400- fILE no.6676; Dated 27.09.2023; and EC letter No.SEIAA - TN/F. No.971/2023; Dated 07.09.2023.

The Planning Permission application received in the reference 1st & 23rd cited for the proposed construction of Combined extended Doubled Basement floor for Block 1 to 14; Block – 1 : Ground floor + 14 floors – Residential Building with 116 Dwelling Units; Block – 2 : Ground floor + 14 floors – Residential Building with 58 Dwelling Units; Block – 3 : Ground floor + 14 floors – Residential Building with 249 Dwelling Units; Block – 4 : Ground floor + 14 floors – Residential Building with 58 Dwelling Units; Block – 5 : Ground floor + 14 floors – Residential Building with 88 Dwelling Units; Block – 6 : Ground floor + 14 floors – Residential Building with 88 Dwelling Units; Block – 7 : Ground floor + 14 floors – Residential Building with 58 Dwelling Units; Block – 8 : Ground floor + 14 floors – Residential Building with 88 Dwelling Units; Block – 9 : Ground floor + 14 floors – Residential Building with 176 Dwelling Units; Block – 10 : Ground floor + 14 floors – Residential Building with 352

Dwelling Units; Block – 11 : Ground floor + 14 floors – Residential Building with 174 Dwelling Units; Block – 12 : Ground floor + 14 floors – Residential Building with 264 Dwelling Units; Block – 13 : Ground floor + 14 floors – Residential Building with 300 Dwelling Units (Totally 2069 Dwelling units); Block – 14 : Ground floor + 5 floors – Club House with Gym, Yoga, Play area, Spa, Mini Theatre, Swimming Pool, Pharmacy, Badminton Court, Party Hall & Departmental Store & Visitors Cabin Block : Ground floor at Pallavaram Radial Road situated in T.S. No. 9/20A, 9/20B, 10/5, 10/6, 10/7-1, 10/7-2, 10/7-3, 11/4, 11/5, 11/6, 11/7A, 11/7B, 11/8, 11/10, 11/11, 12/9, 12/11, 12/12, 12/14, 13/1B, 13/2A, 13/3A, 134A1, 13/4B1, 13/4C1, 13/5A, 15/1B, 15/2A, 15/2B1, 15/4A, 15/4C, 15/5, 16/1, Block No. 25, Ward – C, Old Survey No. 136/1A,1B,1C, 137/4,5,6A,6B1,6B2,8,9, 138/1,2A1,2B,2A3, 143/1,6B1, 143/6B2,7,8, 201/8,9A,9B,12, 202/12, 206/5,6,7 of Zamin Pallavaram village, within the limits of Tambaram Corporation and T.S. No. 4/1, 4/3, 5/1, 5/2, 5/3, 5/4A1, 5/4A2, 5/4B, 5/5-2, 5/6, 5/7, 5/8, 5/9, 5/10-2, 6/1, 6/2, 6/3, 6/4-1, 6/11A1, 6/12, Block No. 19, Ward – G, Old Survey No. 21/1,2, 22/1A,1B,2, 24/1B, 99/2, 102/1,1A, 103, 103/2, 104, 105, 106/1,2, 107/1,2, 108, of Nemilichery village within the limits of Tambaram Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 20th cited, subject to the usual conditions put forth by CMDA in reference 24thcited, including compliance of conditions imposed by the Government agencies in the reference 3rd to 11th, 13th, 16th,18th & 34th 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.8,10,149.00	CMDA/PP/Ch/10610/2023 & dt. : 25 April, 2023
II	Scrutiny Fees	Rs.4,05,019.00	CMDA/PP/Ch/16487/2024 & dt. : 22 November, 2024
III	Scrutiny Fees	Rs.1,62,008.00	CMDA/PP/Ch/16849/2024 & dt. : 24 December, 2024
IV	Balance Scrutiny Fees	Rs.5,00,000.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 2025
V	Development charges for land per Sq. m.	Rs.4,50,000.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 2025
VI	Development charges for building per Sq. m.	Rs.65,80,000.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 2025
VII	Regularisation charge for land	Rs.90,00,000.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 2025
VIII	Security Deposit for Building	Rs.9,89,50,000.00	CMDA/PP/RC/0022/2025 & dt. : 30 January, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0022/2025 & dt. : 30 January, 2025
X	I & A Charge	Rs.21,12,00,000.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 2025
XI	Security Deposit for Septic Tank / STP	Rs.22,00,000.00	CMDA/PP/RC/0022/2025 & dt. : 30 January, 2025
XII	Shelter Charges	Rs.14,68,00,000.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17052/2025 & dt. : 20 January, 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 DF&RS, AAI, PWD &

Environmental Clearance (whichever is applicable)

10. Two set of plans for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0007/2025** dated **26/02/2025** in **Permit No. OL-01594** are sent herewith. The Planning Permission is valid for the period from **26/02/2025 to 25/02/2033**

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, Tambaram City Municipal Corporation is 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 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.

14. 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.

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

16. 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.

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

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.

19. 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 regard the applicant has furnished an undertaking.

20. This approval is not final. The applicant has to approach the Commissioner, Tambaram Municipal Corporation, for issue of Building Permit under the Local Body Act.

Yours faithfully,

Name: S Vasudevan.

Designation: Assistant Planner

Date: 28 February, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s.Prestige Pallavaram Estates Private Limited

Door No. 471,
Top Floor, Prestige Polygon,
Anna Salai, Chennai - 600035

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

K.Jamal Mohideen
CMDA Registered Architect No. RA/Gr-I/19/02/001
New No. 15, 54th Street,
Ashok Nagar, Chennai – 600 083.

N.N.Nagendra Kumar
Registered Structural Engineer SE/GR-I/19/03/064
No.1307, Brigade Towers,
135, Brigade Road, Bangalore – 560025

Dr.C.V.Prasad
CMDA Registration No. GTE/19/03/003
No.11, 2nd Main Road,
Kannapa Nagar, Thiruvanmiyur,
Chennai – 600 041

V.Rakesh
CMDA Registration No. CE/19/05/275
Prestige Polygon,
Top Floor, No.471,
Anna Salai, Nandanam, Chennai – 600 035



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We're honored to be part of your real estate journey

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