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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/0494/2024** Date : 03/01/2025

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 received for the proposed Construction Of High Rise Group Development Building for Residential Cum Commercial Use Consisting of 4 Blocks With Combined & Extended Double Basement Floor (Parking Use) for Block A, B & Block D (Clubhouse), in Block No A: Stilt Floor (Parking Use) + First Floor To 17th Floor With 269 D.Units, Block No B:Stilt Floor (Parking Use) + First Floor To 17th Floor With 269 D.Units, Block No C (LIG Block): Stilt Floor (Parking Use) + First Floor To 14th Floor With 122 D.Units, Block No D (Club House): Ground Floor Part (Shop,Cafe & ATM) cum Stilt floor part (parking use) + First Floor (Multipurpose Hall, Creche, AV Room, Association Room, Co-Working Space & Lego room) + 2nd Floor (Gym, Indoor Games, TT Room, VR/Video Games Room, Squash Court And Aerobics) + 3rd Floor Part (Open Swimming Pool With Changing Room), Totally 660 Dwelling Units. Availing Premium FSI with TOD benefit., Abutting Madhavaram Milk Colony Main Road & Thanthai Periyar Street, Milk Colony, Madhavaram, Chennai - 600051. Comprised In Old S.No.988 Part, 989 Part, 991/1A1 Part, 1007/1 Part, 1008 Part, 1009 Part, T.S.No: 2/4, Block No: 24, Ward-B, Situated In Madhavaram Village, Madhavaram Taluk, Chennai District, Within The Limits Of Greater Chennai Corporation, Zone-III, Old Division no.30, New division No.25 applied by the Radiance Realty Developers India Ltd, Rep. by its Authorised Signatory Thiru S.Ragavendran - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0494/2024 Dated: 08.07.2024.
2. Road width Certificate with block map dated 24.05.2024 from Tahsildar, Madhavaram furnished.
3. Applicant letter dated 11.07.2024
4. Minutes of the 277th MSB Panel meeting held on 16.08.24.
5. This office letter even no dt.29.08.2024 addressed to the applicant in online.
6. NOC from DF&RS vide R.dis No.11830/C1/2024 PP NOC No.151/2024 dated 07.08.2024.
7. NOC from CMRL vide Letter No.CMRL/CONS-DES0PH2(02)/54/2024 dated 09.08.2024.
8. Revised plan and particulars received from the applicant through online on 07.10.2024.
9. Block-1 - AAI NOC vide CHEN/SOUTH/B/062124/ 1081897 dated 02.07.2024, Block-2 - AAI NOC vide CHEN/SOUTH/B/070224/1100322 dated 19.07.2024, Block-3 - AAI NOC vide CHEN/SOUTH/B/070224/1100324 dated 10.07.2024 ,Block-4 - AAI NOC vide CHEN/SOUTH/B/062124/1083239 dated 02.07.2024
10. Concurrence from TANGEDCO Vide letter No. SE/CEDC/N/EE/GL/AEE/DEV/F.Radiance-MVM/D.1311/2024 dt.05.08.2024
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.22.10.2024 addressed to the Government.

14. Letter (Ms) No. 229 H & UD (UD I)/2024 Dept. dated 28.11.2024 received from the Govt

15. Applicant letter dated 06.12.2024

16. Environment Clearance in Letter No. EC Identification No. EC24C3801TN5330483N dt.26.09.2024

17. This office letter even no dt 10.12.2024 addressed to SRO Madhavaram

18. OSR gifted vide dcoument no 7411/2024 dt.10.12.2024 and Road widening area gifted vide Doc. No.7410/2024 dt.10.12.2024

19. Revised plan/Particulars received online dated 21.12.2024

20. This office DC& other charges advice letter even no dt.27.12.2024

21. The applicant letter dt.30.12.2024 along with bank Guarantee for SD for building

22. Receipt of DC & other charges vide receipt No. CMDA/PP/Ch/16981/2024 dt.27.12.2024 & CMDA/PP/RC/0003/2025 dt 03.01.2025

The Planning Permission application received for the proposed Construction Of High Rise Group Development Building for Residential Cum Commercial Use Consisting of 4 Blocks With Combined & Extended Double Basement Floor (Parking Use) for Block A, B & Block D (Clubhouse), in Block No A: Stilt Floor (Parking Use) + First Floor To 17th Floor With 269 D.Units, Block No B:Stilt Floor (Parking Use) + First Floor To 17th Floor With 269 D.Units, Block No C (LIG Block): Stilt Floor (Parking Use) + First Floor To 14th Floor With 122 D.Units, Block No D (Club House): Ground Floor Part (Shop,Cafe & ATM) cum Stilt floor part (parking use) + First Floor (Multipurpose Hall, Creche, AV Room, Association Room, Co-Working Space & Lego room) + 2nd Floor (Gym, Indoor Games, TT Room, VR/Video Games Room, Squash Court And Aerobics) + 3rd Floor Part (Open Swimming Pool With Changing Room), Totally 660 Dwelling Units. Availing Premium FSI with TOD benefit., Abutting Madhavaram Milk Colony Main Road & Thanthai Periyar Street, Milk Colony, Madhavaram, Chennai - 600051. Comprised In Old S.No.988 Part, 989 Part, 991/1A1 Part, 1007/1 Part, 1008 Part, 1009 Part, T.S.No: 2/4, Block No: 24, Ward-B, Situated In Madhavaram Village, Madhavaram Taluk, Chennai District, Within The Limits Of Greater Chennai Corporation, Zone-III, Old Division no.30, New division No.25 applied by the Radiance Realty Developers India Ltd, Rep. by its Authorised Signatory Thiru S.Ragavendran has been examined and Planning Permission is issued based on the orders of Government letter in the reference 14th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 6th,7th,9th&16th cited above.

The applicant has furnished the Bank Guarantee towards SD for building for Rs.2,02,16,000/- (Rupees two crores and Two Lakhs and Sixteen Thousand only) vide Bank Guarantee No. 11650100025156 dt.30.12.2024 Issued by Axis Bank Limited Corporate Banking Branch, New No.3/Old No.2, Club House Road, Near Taj Chennai – 600 002. Expiry date: 27.12.2032, Claim Expiry Date: 27.12.2032 (valid for 8 years).

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.1,66,398.00	CMDA/PP/Ch/14860/2024 & dt. : 04 July, 2024
II	Scrutiny Fees	Rs.1,04,692.00	CMDA/PP/Ch/15925/2024 & dt. : 04 October, 2024
III	Scrutiny Fees	Rs.41,877.00	CMDA/PP/Ch/16903/2024 & dt. : 21 December, 2024
IV	Balance Scrutiny Fees	Rs.75,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
V	Development charges for land per Sq. m.	Rs.1,10,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
VI	Development charges for building per Sq. m.	Rs.13,50,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
VII	Regularisation charge for land	Rs.21,67,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
VIII	Security Deposit for Building	Rs.2,02,16,000.00	CMDA/PP/RC/0003/2025 & dt. : 03 January, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
X	I & A Charge	Rs.2,90,96,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024

XI	Premium FSI Charges	Rs.2,80,75,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
XII	IDC - CMWSSB (For sewered area only)	Rs.2,79,45,000.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/16981/2024 & dt. : 27 December, 2024

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/0001/2025** dated **03/01/2025** in **Permit No. OL-01490** are sent herewith. The Planning Permission is valid for the period from **03/01/2025 to 02/01/2033**

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 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.

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 has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI , ELCOT, PESO & Environmental clearance . In this regard, the applicant has also furnished an undertaking in the reference 11th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI , ELCOT, PESO & Environmental clearance.

16.The applicant has furnished Structural Design report vetted by Dr.B.Nageswara Rao Professor, Structural Engineering Division , Department of Civil Engineering, IIT Madras, dated 03.09.2024 in the reference 8th 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 of Fire and Rescue Service.

18. 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.

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 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Yours faithfully,

Signature valid

Name :S Sundraraj
Designation :Assistant Planner
Date :01/03/2025 5:55:17 PM

Name: S Sundraraj

Designation: Assistant Planner

Date: 03 January, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s Radiance Realty Developers India Ltd,
Rep. by its Authorised Signatory
ThiruS.Ragavendran
No.110/111, 1st floor, 33 feet road,
Anna Salai, Chennai – 600 035.

2.The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
(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.Thiru. A VENKATAKRISHNAN B Arch.,
CA/1983/07687
No. 18. 3rd seaward Road,
Valmiki Nagar,

Thiruvanmaiyur,
Chennai-600 041.
Phone:- 044 24572457

10.ThiruHITEN RAMANLAL MAHIMTURA, M.S., (Civil Engg.,)
CMDA Registered Structural Engineer grade - I,
CMDA Registration No.: SE/GR-I/2019/03/021,
No. 10, Poes Road, Teynampet,
Chennai-600 018,
Email: chennaimcpl@gmail.com
Contact No. 044 43156723.

11.Thiru. C.Venkata Prasad.,
Registered Geotechnical Engineer,
Geo Marine Consultants (P) Ltd.,
CMDA Registration No.: GTE/19/03/003,
#11, 2nd Main Road, Kannappa Nagar Ext.,Kottivakkam, Chennai – 600 041.
Email: drcvp@geomarineindia.com
Contact No.:9444026189.

12.Thiru. Ealumalai,
CMDA Registred Constrction Engineer.
Reg. No. CE/2023/01/1123
No. Old No.110, New No. 111, 33 feet Road, Anna Salai, Guindy,
Chennai- 600 032.
Email: primeqs@radiancerealty.in
Contact No.:9944263414.



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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