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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/NHRB/C/0214/2023** Date : 07/02/2024

To

The Commissioner,

Poonamallee Panchayat Union,

Poonamallee,

Chennai - 600 056.

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed construction of Group Housing Development consisting 4 Blocks; Block A – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 40 dwelling units; Block B – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 30 dwelling units; Block C – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 30 dwelling units; Block D – Stilt Floor + 1st Floor Part + 2nd Floor Part + 3rd Floor Part + 4th Floor Part + 5th Floor Part (Height 18.0 m) Residential Building with 25 dwelling units with (Gym and Indoor Games Room) Totally 125 dwelling units (Affordable Housing) at Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

Ref:

1. PPA received in SBC No. CMDA/PP/NHRB/C/0214/2023, dated 22.03.2023.
2. NOC received from WRD, letter No. DB/Y5(3)/F.NOC 4828 Goparasanallur Village 8485/2023, dated 19.10.2023
3. Letter No. 1635/2023/A3, received from Commissioner, Poonamallee Panchayat Union, dated 15.06.2023
4. This office letter even no. (via online) Dated 23.06.2023, 15.11.2023 & 29.11.2023
5. Applicant letter and revised plan (via online) Dated 30.10.2023,21.11.2023 & 09.12.2023
6. G.O.Ms.No.86, H&UD Department dated 28.03.2012
7. G.O.Ms.No.78, H&UD Department dated 4.5.2017
8. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
9. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
10. G.O.MS.No.18, Municipal Administration & Water Supply (MAI) Dept, dated 04.02.2019.
11. CMDA office order No.7/2019, dated.12.03.2019
12. This office online DC letter dated.22.12.2023
13. Applicant paid DC and other charges through online on 04.01.2024
14. Applicant's letter dated 05.01.2024 along with Bank Guarantee for SD for Building & STP to a sum of Rs. 31,49,000/- vide Indian Bank, BG No. 0327224IPG000008 dated:04.01.2024, valid Up to 03.01.2032

The Planning Permission Application received for the proposed construction of Group Housing Development consisting 4 Blocks; Block A – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 40 dwelling units; Block B – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 30 dwelling units; Block C – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 30 dwelling units; Block D – Stilt Floor + 1st Floor Part + 2nd Floor Part + 3rd Floor Part + 4th Floor Part + 5th Floor Part (Height 18.0 m) Residential Building with 25 dwelling units with (Gym and Indoor Games Room) Totally 125

dwelling units (Affordable Housing) at Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter 12th cited.

The applicant has submitted Bank Guarantee to a sum of Rs. 31,49,000/- (Rs.30,24,000 + Rs.1,25,000) vide Indian Bank, BG No. 0327224IPG000008 dated:04.01.2024, towards remittance of Security deposit for Building & STP as mentioned in Sl.No. VI, VIII of paragraph 2 in DC letter 14th 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.31,882.00	CMDA/PP/Ch/10306/2023 & dt. : 21 March, 2023
II	Scrutiny Fees	Rs.16,122.00	CMDA/PP/Ch/12251/2023 & dt. : 30 October, 2023
III	Scrutiny Fees	Rs.6,449.00	CMDA/PP/Ch/12481/2023 & dt. : 21 November, 2023
IV	Scrutiny Fees	Rs.3,224.00	CMDA/PP/Ch/12599/2023 & dt. : 09 December, 2023
V	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
VI	Development charges for land per Sq. m.	Rs.21,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
VII	Development charges for building per Sq. m.	Rs.1,63,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
VIII	Regularisation charge for land	Rs.1,50,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
IX	OSR Charges	Rs.95,87,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
X	Security Deposit for Building	Rs.30,24,000.00	CMDA/PP/RC/0001/2024 & dt. : 07 February, 2024
XI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
XII	I & A Charge	Rs.48,04,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
XIII	Security Deposit for Septic Tank / STP	Rs.1,25,000.00	CMDA/PP/RC/0001/2024 & dt. : 07 February, 2024
XIV	Shelter Charges	Rs.20,91,000.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024
XV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/12712/2023 & dt. : 04 January, 2024

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0044/2024 dated 07/02/2024** in **Planning Permit No. OL-00749** are sent herewith. The **Planning Permit** is valid for the period **from 07/02/2024 to 06/02/2032**.
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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.
6. 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 Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. 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 / License Engineer / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. 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 considers only the aspect 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.

8. **As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.**

9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

12. 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 the order of continuance accorded for different stages by CMDA

13. The applicant has to comply all the conditions put forth by the WRD in the reference 2nd cited.

Yours faithfully,

Signature valid
Name :SHANMUGASUNDARI U
Designation :Assistant Planner
Date :02/07/2024 8:59:58 PM

Name: SHANMUGASUNDARI U

Designation: Assistant Planner

Date: 07 February, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1. M/s LML Homes LLP represented by its Partner Mr.Mahesh Kumar Kothari
   GPA for 1. Samuel Paulraj, 2. Ramachandran, 3. Franklin, 4. Sakthi Prabhakaran
   Plot No. 1C, New No. 271,
   Ankur Manor, 1st Floor,
   Poonamallee High Road, Kilpauk
   Chennai– 600 010
   Mobile No. – 86751 88999
   Email Id – crm1@lmlhomes.in

2. The Deputy Planner
   Enforcement Cell (Central), CMDA,
   Chennai –600008. (With one set of approved plan).

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

4. The Member
   Appropriate Authority
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-600034.

5. The Chairperson,
   TNRERA,
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai-600008. (With one set of approved plan).

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/NHRB/C/0214/2023**
Planning Permission No. : **OL-PP/NHRB/0044/2024**
Permit No. : **OL-00749**

Date of permit : 07-02-2024

Name of Applicant with Address :	LML HOMES LLP NEW NO 271, 1C, 1C, Ankur Manor, 1st Floor, Chennai, -, 600010 Mobile No. :8675188999 Email ID :crm1@lmlhomes.in
Date of Application :	22/03/2023
Nature of Development :	Proposed construction of Group Housing Development consisting 4 Blocks; Block A – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 40 dwelling units; Block B – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 30 dwelling units; Block C – Stilt Floor + 5 Floors (Height 18.0 m) Residential Building with 30 dwelling units; Block D – Stilt Floor + 1st Floor Part + 2nd Floor Part + 3rd Floor Part + 4th Floor Part + 5th Floor Part (Height 18.0 m) Residential Building with 25 dwelling units with (Gym and Indoor Games Room) Totally 125 dwelling units (Affordable Housing)
Site Address :	Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union
Development Charge Paid in Rs :	Rs.1,84,000.00/- (Rs. One Lakh Eighty Four Thousand Only)

Receipt No. : CMDA/PP/Ch/12712/2023 Date : 04 January, 2024
Receipt No. : CMDA/PP/RC/0001/2024 Date : 07 February, 2024

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 06 February, 2032 The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully,

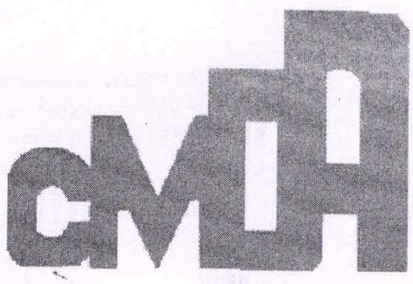
Signature Not Verified
Name :SHANMUGASUNDARI U
Designation :Assistant Planner
Date :02/07/2024 8:59:26 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/NHRB/C/0214/2023**

Planning Permission No. : **OL-PP/NHRB/0044/2024**

Permit No. : **OL-00749** **Date of permit** : 07-02-2024

Name of Applicant with Address :	LML HOMES LLP NEW NO 271, 1C, 1C, Ankur Manor, 1st Floor, Chennai, -, 600010 Mobile No. :8675188999 Email ID :crm1@lmlhomes.in
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Site Address :	Nagalakshmi Nagar 1st Main Road, Goparasanallur, Chennai – 600 056, comprised in S.No. 83/1, 84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2 & 92/3 of Goparasanallur village within the limits of Poonamallee Panchayat Union

Development Charge Paid in Rs : Rs.1,84,000.00/- (Rs. One Lakh Eighty Four Thousand Only)

Receipt No. : CMDA/PP/Ch/12712/2023 Date : 04 January, 2024
Receipt No. : CMDA/PP/RC/0001/2024 Date : 07 February, 2024

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Yours faithfully,

Signature Not Verified
Name :SHANMUGASUNDARI U
Designation :Assistant Planner
Date :02/07/2024 8:59:26 PM

for MEMBER SECRETARY

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

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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