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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/0765/2024** Date : 25/04/2025

To

The Commissioner,

Kundrathur Panchayat Union

Kundrathur,

Chennai – 600069.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission application for the proposed construction of High Rise Group development consisting of Extended Combined Basement Floor with 3 Blocks, Block 1 : Stilt Floor + 15 floors (165 Dwelling Units), Block 2 : Stilt Floor + 15 floors (165 Dwelling Units), Block 3: – G+2 Floors Club House Building – (GF – Change room, FF – Indoor Games/Kids Play area/AV room, SF – Gym/Kids Play area/Association room) and Swimming Pool (Partly covered in Block-3 and partly Open) , Totally 330 Dwelling Units) at Kundrathur Main Road, Chennai – 600 069 comprised in Survey Nos: in Survey Nos : 3/2, 4, 5/1, 5/2, 42/3, 43/1B & 43/3 of Kollacheri village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union - applied by M/s. Casagrand Fresh Private Ltd -(Represented by Authorized Signatory Mr. R. Sumanth Krishna) - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA received from M/s. Casagrand Fresh Private Limited Represented by its Authorized Signatory Mr. R. Sumanth Krishna in SBC No.CMDA/PP/HRB/S/0765/2024, dated 28.10.2024.
2. Minutes of the 279th MSB Panel meeting held on 20.12.2024.
3. This office Letter Even No.PP/HRB/S/0765/2024, Dated 06.01.2025
4. Government Letter (Ms.) No.39/UD1/2025, dated 05.03.2025
5. PWD Letter No.DB/T5(3)/F-NOC/9399, Kollacheri village, 0007/2024, dated 21.01.2025
6. Fire NOC received in Letter No. R. Dis. No.16971/C1/2024, PP NOC No.205/2024, dated 12.11.2024.
7. NOC from AAI (Block-1) in letter No. CHEN/SOUTH/B/092724/1250400; dated 29.11.2024
8. NOC from AAI (Block-1) in letter No. CHEN/SOUTH/B/092724/1250401; dated 29.11.2024
9. Structural Design wetted by Anna University dated 23.01.2025
10. Superintendent Engineer, CEDC/South-1, K.K.Nagar, TNEB Letter No.SE/CEDC/S-I/AEE/Civil /F. Casagrand Fresh Private Ltd. (Kollacheri) D.2725, dated 31.01.2025.
11. SEIAA -Environmental Clearance Identification No.EC24C3801TN5221741N dated : 02.02.2025 (File No.11392)
12. Revised plan and other particulars submitted through online on 17.04.2025.
13. Applicant letter dated 28.03.2025.
14. Applicant letter dated 16.04.2025, enclosing Gift deeds.
15. This office DC advice letter even No. dated 24.04.2025.
16. Applicant letter dated 25.05.2025 enclosing payment receipt.
17. Applicant letter dated 16.04.2025, enclosing Gift deeds.

18. Applicant letter dated 25.05.2025 enclosing payment receipt.

19. U.O. Note No. TDR/OSR/3139/2025; dated 25.04.2025 enclosed with Land Delivery Receipt.

The Planning Permission application received in the reference 1st cited for the proposed construction of High Rise Group development consisting of Extended Combined Basement Floor with 3 Blocks, Block 1 : Stilt Floor + 15 floors (165 Dwelling Units), Block 2 : Stilt Floor + 15 floors (165 Dwelling Units), Block 3: – G+2 Floors Club House Building – (GF – Change room, FF – Indoor Games/Kids Play area/AV room, SF – Gym/Kids Play area/Association room) and Swimming Pool (Partly covered in Block-3 and partly Open) , Totally 330 Dwelling Units) at Kundrathur Main Road, Chennai – 600 069 comprised in Survey Nos: in Survey Nos : 3/2, 4, 5/1, 5/2, 42/3, 43/1B & 43/3 of Kollacheri village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Panchayat Union - applied by M/s. Casagrand Fresh Private Ltd -(Represented by Authorized Signatory Mr. R. Sumanth Krishna) has been examined and Planning Permission is issued based on the Government approval accorded in the reference 4th cited and subject to the usual conditions put forth by CMDA in the DC letter in the reference 15th cited and the applicant has to comply the conditions if any put forth by the SEIAA in the amendments to Environment clearance to be issued, including compliance of conditions imposed by the Government agencies in the reference 5th to 11th 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.94,404.00	CMDA/PP/Ch/16175/2024 & dt. : 28 October, 2024
II	Scrutiny Fees	Rs.47,654.00	CMDA/PP/Ch/18008/2025 & dt. : 17 April, 2025
III	Balance Scrutiny Fees	Rs.32,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
IV	Development charges for land per Sq. m.	Rs.65,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
V	Development charges for building per Sq. m.	Rs.6,00,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
VI	Regularisation charge for land	Rs.12,75,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
VII	Security Deposit for Building	Rs.90,00,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
IX	I & A Charge	Rs.1,43,25,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
X	Security Deposit for Septic Tank / STP	Rs.3,50,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
XI	Shelter Charges	Rs.56,25,000.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 2025
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/18068/2025 & dt. : 24 April, 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/0018/2025** dated

25/04/2025 in **Permit No. OL-01742** are sent herewith. The Planning Permission is valid for the period from **25/04/2025 to 24/04/2033**

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 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. The applicant has Gifted Open Space Reservation(OSR) Area measuring to an extent of 1181.69 Sq.m. comprised in Survey Nos. 42/3 part, 4 part & 3/2 Part of Kollaichery Village in Document No.7448 of 2025; dated 24.04.2025, (ii) Link Road Area-1 measuring an extent of 249.32 Sq.m. comprised in Survey No. 42/3 part of Kollaichery Village and Link Road Area-2 measuring an extent of 508.30 Sq.m. comprised in Survey No. 42/3 part, 43/1B part & 43/3 part of Kollaichery Village in Document No.7454 of 2025; dated 24.04.2025,and (iii) Street Alignment Area measuring to an extent of 343.64 Sq.m. comprised in Survey Nos. 43/1B part, 43/3 Part of Kollaichery Village in Document No.7453 of 2025; dated 24.04.2025,
14. The Planning Permission holder 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.
15. 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.
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 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.
17. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.
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. 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.

Yours faithfully,

Signature valid

Name :S. Vasudevan.
Designation :Assistant Planner
Date :04/25/2025 9:10:57 PM

Name: S Vasudevan.

Designation: Assistant Planner

Date: 25 April, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

1. M/s. Casagrand Fresh Private Ltd.
(Represented by Authorized Signatory Mr. R. Sumanth Krishna),
No. 111, NPL Devi Building, LB Road, Thiruvanmiyur, Chennai – 600041.

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

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

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

5. The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

6. Thiru. Lenin K.P, B.Arch.,
RA/Gr.I/19/03/072
No. 12A, Roomscape, “The village”, Pillayar koil street,
Thalambur, Chennai - 600130

7. Thiru. Rajpurohit karansingh,
SE/I/2024/9/0077
NO. 699, Ground Floor,
7th Main Hal,
2nd Stage Indira Nagar,
Bangalore - 560 038.

8. Dr. Manoj kumar G, M.E.,Ph.D.,
GTE/19/03/012
No. 15, 2nd Floor, Murphy Das street, Dr. Seethapathy Nagar,
Velachery, Chennai 600042

9. Thiru. Mangalaraj. R, B.E
CE/19/05/267
Construction Engineer,
No.N1, Ultra symphony,
Mellakkaiyur, Chennai - 600124

10. Thiru. Aravind M.R.
QA/19/05/026
Keezhe Karode, Puthen Veedu,
kudayal, Thiruvanadhapuram ,
Kerala - 695 505



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