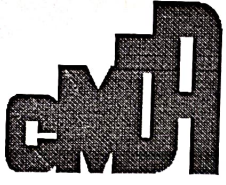


BY REGISTERED POST WITH ACK.DUE



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

Letter No. PP/HRB/S/0909/2025,

dated. 20.02.2026

To

✓ The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – HRB (S) - Planning Permission Application for the Proposed Construction of High Rise Building for Residential Development (71.80m Height) consisting of Extended Triple Basement Floor + Stilt floor (part)/Ground floor (Part) + 1st Floor: 10 dwelling units + 2nd to 18th Floor: 11 Dwelling units for each floor +19th Floor: 9 Dwelling unit with Refuge area + 20th & 21st floor: 11 dwelling units for each floor + 22nd Floor (part):3 dwelling units & Indoor play area, Kids play area, Gym, Association Room & Swimming Pool at open terrace totally 231 Dwelling Unit availing with Premium FSI with TOD benefit at Old Door No.38 & 7/1, New No.21, Arcot Road, Vadapalani, Chennai-600026, bearing TS.No. 14/3, 14/9, 15/2, 15/16, 24/2, 24/5, Block No.47, Saligramam Village, Mambalam Taluk, Within the limits of Greater Chennai Corporation applied by **M/s. Sapthrishi Buildcon Pvt Ltd**, Authorised Signatory Thiru. P.K. Subbaraman – Rectification on dwelling units in area statement – Sent – Reg.

- Ref:
1. Planning Permission Application received in CMDA/PP/HRB/S/0909/2025, dated.05.11.2025
 2. Minutes of the 284th MSB Panel Meeting held on 21.11.2025.
 3. NOC from **DF&RS** in letter R.Dis No.13589/C1/2025, PP NOC No.

- 211/2025, dated 30.10.2025
4. NOC from **AAI** in letter No. CHEN/SOUTH/B/092025/ 2030499, dated 07.11.2025, valid up to 06.11.2033.
 5. NOC from **IAF** in letter No. AFSTAM/4009/5/ATS BM-II November 2025.
 6. Environmental Clearance in file No.12796, dated 27.11.2025.
 7. Concurrence from TNPDCI in letter No.SE/CEDC/I/AEE/Civil/F. Sapthrishibuildcon (vadapalani) D.356/25, dated 29.11.2025.
 8. This office letter even No. dated 26.11.2025 addressed to the applicant
 9. Revised plan received through online on 05.12.2025
 10. The office letter even no., dated 09.12.2025 addressed to the Government.
 11. This office letter even No. dated 16.12.2025 addressed applicant
 12. Government in Letter (MS) No 200/H & UD(UD1) 2025 Dept dated 16.12.2025.
 13. Revised plan received through online dated 31.12.2025
 14. The application letter dated 23.01.2026 for the Utilization of DRC No.118/2023 (iii) dated 02.06.2025, 138/2025 dated 30.04.2025 & 150/2025 submitted by the Theosophical Society rep by Thiru. K. Jaikumar, Thiru. Prabhuram Duraiswami and Ms. Srividya Vijayanandand Sri Boomadevi and Developers Pvt Limited rep by Its Managing Director Thiru. K. Malairajan.
 15. Street alignment gift deed document No.90/2026, dated 07.01.2026 and UO note No.TDR/167/2026, dated 13.01.2026
 16. OSR gift deed doc No.91/2026, dated 07.01.2026 and UO note No.TDR/OSR/166/2026, dated 13.01.2026
 17. This office letter even No., dated 30.01.2026 addressed to the applicant.
 18. Environmental Clearance Amendment in file No.13145, dated 06.02.2026
 19. Remittance of Development charges through online 30.01.2026 on and the applicant letter dated 09.02.2026
 20. This office letter even No, dated 10.02.2026 addressed to the Commissioner, Greater Chennai corporation.

21. The applicant letter dated 20.02.2026.

The Planning Permission Application for the Proposed Construction of High Rise Building for Residential Development (71.80m Height) consisting of Extended Triple Basement Floor + Stilt floor (part)/Ground floor (Part) + 1st Floor: 10 dwelling units + 2nd to 18th Floor: 11 Dwelling units for each floor + 19th Floor: 9 Dwelling unit with Refuge area + 20th & 21st floor: 11 dwelling units for each floor + 22nd Floor (part): 3 dwelling units & Indoor play area, Kids play area, Gym, Association Room & Swimming Pool at open terrace totally 231 Dwelling Unit availing with Premium FSI with TOD benefit at Old Door No.38 & 7/1, New No.21, Arcot Road, Vadapalani, Chennai-600026, bearing TS.No. 14/3, 14/9, 15/2, 15/16, 24/2, 24/5, Block No.47, Saligramam Village, Mambalam Taluk, Within the limits of Greater Chennai Corporation applied by **M/s. Sapthrishi Buildcon Pvt Ltd**, Authorised Signatory Thiru. P.K. Subbaraman received in the reference 1st cited has been examined and Planning Permission is issued in the reference 20th cited.

It was brought to the Notice through the applicant in the ref 21th cited that the approved plan, area statement, number of dwelling units in the 6th floor mentioned as 10 dwelling units and total dwelling units mentioned as 230 which was generated by the software.

In this regard verified the, drawings and it is ascertained that the 11-dwelling unit in the sixth floor and total is 231 dwelling units.

The above errata letter issued for the Final Approved Letter; Approved Plan & Permit issued in the reference 20th cited for further correspondence in future.

Yours faithfully,


For Principal Secretary/
Member Secretary


23/02/26

Copy To:

 **M/s. Sapthrishi Buildcon Pvt Ltd**,
Authorised Signatory, Thiru. P.K. Subbaraman,
No. 02, Radisson Blue Hotel, M-floor,
Ethiraj salai, Egmore, Chennai – 600008.

2. The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Plot Nos.586,587& 588,
1st & 2nd Avenue, Anna Nagar East,
Chennai-600102.

3. The Member Appropriate Authority,
108, Uthamar Gandhi Salai, Nungambakkam,
Chennai-
600034
4. The Chief Engineer, CMWSSB,
No. 1, Pumping Station Road, Chintadripet,
Chennai – 600002
5. The Commissioner of Income Tax, No.108,
Mahatma Gandhi Road, Nungambakkam,
Chennai – 600034
6. The Deputy Planner,
Enforcement Cell (North), CMDA, Chennai 600008.
7. The Director of Fire & Rescue Service,
PB No.776, Egmore, Chennai – 600 008
8. Thiru N. Manikandan, Architect.
Reg Office: 6/15, Ram Nivas
Kottur Garden, 1st Main Road,
Chennai 600085.
9. Thiru P. Jegatheesan,
New door No. 01, Old No. 14,
Basant Avenue Road, Adyar,
Chennai – 600020.
10. Dr. B. Ram prasad
No. 821, (Old No.439/4) Poonamallee High Road,
Arumbakkam, Chennai – 600106.
11. Thiru. J. Ganesh Ram
No.29, Krishnaji Sukkal Street,
Venkata Puram, Ambattur,
Tiruvallur, 600053.
12. Thiru. N. Jayaraman
Plot No. 63, Durairaj Street, Thiru Nagar,
Valasaravakkam, Chennai – 600087.