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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/0639/2023**

Date : 02/04/2024

To

The Commissioner,

Kundrathur Town Panchayat,

Chennai - 600 069.

Sir,

Sub: CMDA-Area Plans Unit - High-Rise Building(South) – The Planning Permission for the proposed construction of High Rise Group development consisting of Extended Combined Basement Floor for 3 Blocks with height of 65.35m, Block 1: Stilt Floor part/Ground floor part + 1st floor to 21 floors with 342 dwelling units, Block 2: Ground floor + 5 floor + 6th floor part to 21st floor part with 169 dwelling units with Amenities (G+5 floors) & Block 3: Stilt Floor part/Ground floor part + 21 Floors with 342 dwelling units - Residential building (Totally 853 D.U's) with open Swimming Pool at Ground floor level availing with Premium FSI at Pallavaram – Kundrathur Main Road Chennai Comprised in Survey Nos. 15/2A2, 15/2A3, 15/2A4, 15/2B1, 15/2B2, 15/2B3A, 15/2B3B & 16/1 of Moondramkattalai Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Town Panchayat - Approved and forwarded to Local Body for issue of Building License - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0639/2023, dated 08.09.2023.
 2. IAF NOC in AFSTAM/4009/5/ATS (BM-II) dated 18.08.2023.
 3. AAI NOC in CHEN/SOUTH/B/080423/774457 dated 25.09.2023 valid upto 24.09.2031 (Block -1)
 4. AAI NOC in CHEN/SOUTH/B/080423/774458 dated 25.09.2023 valid upto 24.09.2031 (Block – 2).
 5. AAI NOC in CHEN/SOUTH/B/080423/774459 dated 25.09.2023 valid upto 24.09.2031 Block – 3
 6. DF&RS NOC in R.Dis.No.16133/C1/2023, PP NOC No.179/2023 dated 10.11.2023.
 7. Minutes of 273rd MSB Panel Meeting held on 17.11.2023.
 8. This office letter even No. dated 05.01.2024 addressed to the Government.
 9. Concurrence from TANGEDCO for substation in Lr.No.SE/ CEDC/SI/AEE/Civil/F. CasaGrandfresh(Moondramkattalai)/D.07/24, dated 06.01.24.
 10. WRD in Lr.No.DB/T5(3)/F.07835/NOC Moondramkattalai Viullage 556/2023/Dated 31.01.2024.
 11. Highways Department, Kanchipuram NOC in Lr.No.41/2024/JDO/Date: 08.02.2024
 12. The Govt. letter (Ms.) No. 40, H&UD-1/2024, dated 16.02.2024.
 13. Environmental Clearance (EC) in Lr.No.SEIAA-TN/F.No. 10333/8(a)/EC.No:1011/2024, dated 14.02.2024.
 14. Structural vetted by Anna University, dated 19.02.2024.
 15. Revised plan received through online on 21.02.2024
 16. This office online DC advice letter dated 20.03.2024.
 17. Applicant remitted DC & other charges dated 22.03.2024.
 18. U.O.Note received from TDR Division in No.TDR/3847/2024 dated 01.04.2024.(Street alignment area &

Link road Portion)

19. U.O.Note received from TDR Division in No.TDR/OSR/3848/2024 dated 01.04.2024.(OSR area).

20. OSR area Gifted to CMDA vide gift deed document No.5277/2024 dated 28.03.2024.

21. Street Aignment area Gifted to CMDA vide gift deed document No.5276/2024 dated 28.03.2024.

22. Link Road Portion Gifted to CMDA vide gift deed document No.5278/2024 dated 28.03.2024.

The Planning Permission Application for the proposed construction of High Rise Group development consisting of Extended Combined Basement Floor for 3 Blocks with height of 65.35m, Block 1: Stilt Floor part/Ground floor part + 1st floor to 21 floors with 342 dwelling units, Block 2: Ground floor + 5 floor + 6th floor part to 21st floor part with 169 dwelling units with Amenities (G+5 floors) & Block 3: Stilt Floor part/Ground floor part + 21 Floors with 342 dwelling units - Residential building (Totally 853 D.U's) with open Swimming Pool at Ground floor level availing with Premium FSI at Pallavaram – Kundrathur Main Road Chennai Comprised in Survey Nos. 15/2A2, 15/2A3, 15/2A4, 15/2B1, 15/2B2, 15/2B3A, 15/2B3B & 16/1 of Moondramkattalai Village, Kundrathur Taluk, Kancheepuram District within the limits of Kundrathur Town Panchayat has been examined and Planning Permission is issued based on the Government approval accorded in the reference 12th cited subject to the usual conditions putforth by CMDA in the reference 16th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd to 6th, 9th to 13th 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.2,65,835.00	CMDA/PP/Ch/11846/2023 & dt. : 08 September, 2023
II	Scrutiny Fees	Rs.1,34,947.00	CMDA/PP/Ch/13324/2024 & dt. : 21 February, 2024
III	Balance Scrutiny Fees	Rs.95,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
IV	Development charges for land per Sq. m.	Rs.1,65,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
V	Development charges for building per Sq. m.	Rs.17,20,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
VI	Regularisation charge for land	Rs.32,00,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
VII	Security Deposit for Building	Rs.2,53,80,000.00	CMDA/PP/RC/0007/2024 & dt. : 27 March, 2024
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0007/2024 & dt. : 27 March, 2024
IX	I & A Charge	Rs.4,10,30,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
X	Security Deposit for Septic Tank / STP	Rs.8,60,000.00	CMDA/PP/RC/0007/2024 & dt. : 27 March, 2024
XI	Premium FSI Charges	Rs.3,15,50,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
XII	Shelter Charges	Rs.1,51,40,000.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13616/2024 & dt. : 22 March, 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/0008/2024** dated **02/04/2024** in **Permit No. OL-00827** are sent herewith. The Planning Permission is valid for the period from **02/04/2024 to 01/04/2032**

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 Executive Officer Town Panchayatis 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.

The applicant has furnished the Bank Guarantee in B.G.No.0350NDDG00009524, dated 22.03.2024 valid upto 21.03.2032 for Rs.2,62,50,000/- (Rupees Two Crore Sixty Two Lakhs and Fifty Thousand Only) towards (i) Security Deposit for building Rs.2,53,80,000/-, (ii) Security Deposit for Display Board Rs.10,000/-, (iii) Security Deposit for STP Rs.8,60,000/- issued by ICICI Bank Ltd., TVH Quadrant building, Ground Floor, 15/19, Dr.Muthulakshmi Road, L.B.Road, Adyar, Chennai – 600 020.

(i)OSR area 3174.162 Sq.m. Gifted to CMDA vide gift deed document No.5277/2024 dated 28.03.2024 comprised in Survey Nos. 15/2B3A Part & 15/2B3B Part (ii) Street Alignment area 20.937 Sq.m. Gifted to CMDA vide gift deed document No.5276/2024 dated 28.03.2024 comprised in Survey Nos. 15/2B3B Part & 16/1 Part (iii) Link Road Portion 180.724 Sq.m. Gifted to CMDA vide gift deed document No.5278/2024 dated 28.03.2024 comprised in Survey Nos. 15/2B3B Part & 16/1 Part of Moondramkattalai Village.

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 Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

Yours faithfully,

Signature valid

Name : S. Vasudevan.
Designation : Assistant Planner
Date : 04/02/2024 5:38:00 PM

Name: S Vasudevan.

Designation: Assistant Planner

Date: 02 April, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

Casagrand Fresh Private Limited,
Door No. 111, Plot No. 59, NPL DEVI BUILDING,
L B Road, Thiruvanmiyur,
Chennai - 600 041.

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

The Director,
Director of Fire and Rescue Service,
No.17, Rukumani Laksmipathy Salai,
Egmore, Chennai-600 008

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,

Chintadripet, Chennai - 600002.

The Chief Engineer
TNEB, Chennai – 600002.

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

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

Thiru.S.Muralidharan,
Architect
SN Enclave, No.38/5, Flat-A, First Floor,
Vellan Nagar, Vallur Road, Arumbakkam,
Chennai - 600 106.

Thiru.Kishor Sopanrao Gavali,
Structural Engineer,
4th Floor Oroville Business Port,
Viman Nagar, Pune.

R.Mangalaraj,
Construction Engineer,
No.N1, Ultra Symphony,
Mellakkaiyur, Chennai - 600 124.



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real estate journey

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