Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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. CMDA/PP/HRB/S/0187/2022 Dated :05.09.2024

To
The Commissioner,
Tambaram City Municipal Corporation,
Chennai 600 045.

Sir,

Sub : CMDA – APU – HRB (South) Division – Planning Permission Application for the proposed construction consisting 2 Block; **Block – 1** : Extended Basement floor + Stilt floor cum Ground floor + 13 floors – Residential Building with 175 Dwelling units (Height : 42.00m) and **Block – 2** : Basement floor + Stilt floor + 5 floors – Club House Building with Multipurpose Hall, Nursery, Indoor Games, Home Theatre, Gym, Games room and Guest Room (Height : 18.00m) at Kishkinta Main Road, Kannadapalayam, Tambaram, Chennai bearing Survey No. 36/1B, 36/2B, 36/3A2A & 262/1A, T.S. No. 19/1, 19/2, 19/6 & 19/7, Block No. 19 Ward – C of Tambaram Village, Tambaram Taluk within the limits of Tambaram Corporation applied by M/s. LML Homes LLP represented by its Partner Mahesh Kumar Kothari (GPA for Thiru. M.G.Ramachandran) – Approved plan / Planning Permit & Forwarding letter returned by Tambaram Municipal Corporation – Re-submitted to local body for issue of building license - Regarding.

Ref :
1) Planning Permission Application received in CMDA/PP/HRB/S/0187/2022 dt.23.03.2022.
2) Agenda & Minutes of 271st MSB Panel meeting held on 30.05.2023.
3) This office letter even No. dt.23.06.2023 addressed to the Commissioner, Tambaram Corporation.
4) T.O letter even NO. dated 09.08.2023, addressed to Government.
5) Government letter No.5549116/UD-I/2023-1, Dated 06.10.2023.
6) T.O letter No. CMDA/PP/HRB/S/0187/2022; Dated : 30.10.2023, addressed to Government.
7) G.O.(Ms.) No. 188, H&UD Department ; dt.21.12.2023.
8) This office DC advice Letter even No. dt.17.12.2022.
9) Applicant letter dt.28.01.2024 (enclosing Bank Guarantee)
10) Applicant letter dt.06.02.2024 (Remittance of DC & other charges and enclosing Payment receipt)

11) Applicant letter dt.08.02.2024 (enclosing Gift deed)
12) Applicant letter dt. 08.03.2024 (enclosing Undertaking deed)
13) Road Widening Portion - Gift Deed Doc. No. 1330/2024, dt.26.02.2024 & Land Delivery Receipt dt.05.03.2024.
14) Street Alignment portion - Gift Deed Doc. No. 1331/2024, dt.26.02.2024 & Land Delivery Receipt dt.05.03.2024.
15) T.O letter even NO. dated 15.03.2024
16) The Commissioner, Tambaram Corporation, letter R.C. No. 410/2024/F1; Dated 10.04.2024, addressed to CMDA.
17) **M/s. LML Homes LLP**, represented by its Partner Mahesh Kumar Kothari GPA for Thiru.M.G.Ramachandran letter dated 29.07.2024.

Inviting kind attention to the reference 15th to 17th cited. In the reference 15th cited, the Planning Permission was issued to M/s. LML Homes LLP represented by its Partner Mahesh Kumar Kothari (GPA for Thiru.M.G.Ramachandran) for the construction consisting 2 Block; **Block – 1** : Extended Basement floor + Stilt floor cum Ground floor + 13 floors – Residential Building with 175 Dwelling units (Height : 42.00m) and **Block – 2** : Basement floor + Stilt floor + 5 floors – Club House Building with Multipurpose Hall, Nursery, Indoor Games, Home Theatre, Gym, Games room and Guest Room (Height : 18.00m) at Kishkinta Main Road, Kannadapalayam, Tambaram, Chennai bearing Survey No. 36/1B, 36/2B, 36/3A2A & 262/1A, T.S. No. 19/1, 19/2, 19/6 & 19/7, Block No. 19 Ward – C of Tambaram Village, Tambaram Taluk within the limits of Tambaram Corporation; based on the approval of the Government in the reference 7th cited; subject to the usual conditions put forth by CMDA in reference 8thcited, including compliance of conditions imposed by the Government agencies and also subject to the condition that the land earmarked for the proposed 9.00m wide Grid of road on the Western part of the site under reference to be Gifted to CMDA/competent authority through registered Gift Deed at free of cost, as and when required by the Government.

But, the Commissioner, Tambaram Corporation, Chennai – 600 045 in letter R.C. No. 410/2024/F1; Dated 10.04.2024 has returned the 2 set of approved plans and planning Permit and requesting to re-consider the approval and cancel the Planning Permission issued in CMDA letter No. CMDA/PP/HRB/S/0187/2022; Dated:15.03.2024, stating about the existence of Garbage Transfer Station.

In these circumstances, the **M/s. LML Homes LLP**, GPA for Thiru.M.G.Ramachandran in their letter dated 29.07.2024 has requested to re-send the Planning Permit, Approved Plans and Forwarding letter to the Commissioner, Tambaram City Municipal Corporation for the issuance of Building Permit.

In this regard, it is informed that the Planning Permission Application received from **M/s. LML Homes LLP in the 1st cited** was examined in compliance with the TNCDBR – 2019 and placed before the MSB Panel committee held on 30.05.2023. Then, the PPA was submitted to Government as decided by the MSB Panel. The Government has examined the proposal and approved in its order dated 21.12.2023.

In view of above, the Commissioner, Tambaram City Municipal Corporation is requested to issue building licence for the proposal as approved by the Government.

Yours faithfully

6.9.2024

for **Member Secretary**

6/9/24

Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s. LML Homes LLP**,
   Represented by its Partner Mahesh Kumar Kothari
   GPA for Thiru.M.G.Ramachandran
   Door No.271, Ankur Manor Flat No.1C,
   Nichol Road, P.H.Road, Kilpauk, Chennai 600010

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. CMDA/PP/HRB/S/0187/2022 **Dated : 15.03.2024**

To
The Commissioner,
Tambaram Municipal Corporation,
Chennai 600 045.

Sir,

Sub : CMDA – APU – HRB (South) Division –Planning Permission Application for the proposed construction consisting 2 Block; **Block – 1** : Extended Basement floor + Stilt floor cum Ground floor + 13 floors – Residential Building with 175 Dwelling units (Height : 42.00m) and **Block – 2** : Basement floor + Stilt floor + 5 floors – Club House Building with Multipurpose Hall, Nursery, Indoor Games, Home Theatre, Gym, Games room and Guest Room (Height : 18.00m) at Kishkinta Main Road, Kannadapalayam, Tambaram, Chennai bearing Survey No. 36/1B, 36/2B, 36/3A2A & 262/1A, T.S. No. 19/1, 19/2, 19/6 & 19/7, Block No. 19 Ward – C of Tambaram Village, Tambaram Taluk within the limits of Tambaram Corporation applied by M/s.LML Homes LLP represented by its Partner Mahesh Kumar Kothari (GPA for Thiru.M.G.Ramachandran) - Approved and forwarded to local body for issue of building license - Regarding.

Ref :
1) Planning Permission Application received in CMDA/PP/HRB/S/0187/2022 dt.23.03.2022.
2) AAI NOC ID : CHEN/SOUTH/B/012122/649802 dt.24.02.2022 valid up to 23.02.2030 (Permitted height : 80.00m).
3) EIA Clearance (EC) issued in Letter No. SEIAA-TN/F. No. 9118/EC/8(a)/ 846/2022 dt.17.06.2022.
4) IAF NOC issued in Letter Air HQ/S 17726/01/ATS (PC-MMMCCLVI) dt.22.08.2022 (Permitted Height : 45.22m).
5) Minutes of Grid of Road Committee meeting held on 26.09.2022.
6) DF&RS NOC Letter R. Dis. No. 4417/C1/2023, PP NOC No. 51/2023 dt.24.04.2023.
7) Agenda & Minutes of 271stMSB Panel meeting held on 30.05.2023.
8) This office letter even No. dt.23.06.2023 addressed to the Applicant.
9) This office letter even No. dt.23.06.2023 addressed to the Commissioner, Tambaram Corporation.
10) Applicant letter dt.14.07.2023 enclosing revised Plans & other particulars.
11) Government Order issued in G.O.(Ms.) No. 65, H&UD (UD-1) Department dated 21.04.2022.

12) Government Order issued in G.O.(Ms.) No. 69, H&UD (UD-1) Department dt.03.07.2023.
13) T.O letter even NO. dated 09.08.2023, addressed to Government.
14) Government letter No.5549116/UD-I/2023-1, Dated 06.10.2023.
15) Applicant letter dt.13.10.2023 enclosing Revised Plans, Structural stability report vetted by PWD.
16) T.O letter No. CMDA/PP/HRB/S/0187/2022; Dated : 30.10.2023, addressed to Government.
17) G.O.(Ms.) No. 188, H&UD Department ; dt.21.12.2023.
18) This office DC advice Letter even No. dt.17.12.2022.
19) Applicant letter dt.28.01.2024 (enclosing Bank Guarantee)
20) Applicant letter dt.06.02.2024 (Remittance of DC & other charges and enclosing Payment receipt)
21) Applicant letter dt.08.02.2024 (enclosing Gift deed)
22) Applicant letter dt. 08.03.2024 (enclosing Undertaking deed)
23) Road Widening Portion - Gift Deed Doc. No. 1330/2024, dt.26.02.2024 & Land Delivery Receipt dt.05.03.2024.
24) Street Alignment portion - Gift Deed Doc. No. 1331/2024, dt.26.02.2024 & Land Delivery Receipt dt.05.03.2024.

The Planning Permission Application is for the proposed construction consisting 2 Block; **Block – 1** : Extended Basement floor + Stilt floor cum Ground floor + 13 floors – Residential Building with 175 Dwelling units (Height : 42.00m) and **Block – 2** : Basement floor + Stilt floor + 5 floors – Club House Building with Multipurpose Hall, Nursery, Indoor Games, Home Theatre, Gym, Games room and Guest Room (Height : 18.00m) at Kishkinta Main Road, Kannadapalayam, Tambaram, Chennai bearing Survey No. 36/1B, 36/2B, 36/3A2A & 262/1A, T.S. No. 19/1, 19/2, 19/6 & 19/7, Block No. 19 Ward – C of Tambaram Village, Tambaram Taluk within the limits of Tambaram Corporation applied by M/s.LML Homes LLP represented by its Partner Mahesh Kumar Kothari (GPA for Thiru.M.G.Ramachandran) been examined and Planning Permission is issued based on the approval of the Government in the reference 17th cited; subject to the usual conditions put forth by CMDA in reference 18thcited, including compliance of conditions imposed by the Government agencies in the reference 2nd to 4th & 6th cited and also subject to the condition that the land earmarked for the proposed 9.00m wide Grid of road on the Western part of the site under reference to be Gifted to CMDA/competent authority through registered Gift Deed at free of cost, as and when required by the Government.

2. The applicant in the reference 20thcited has remitted the following charges vide online receipt No. No. R/HDFCR520240122728475509; dated: 22.01.2024 and also obtained receipt from CMDA for the same. Receipt NO.B00224776; Dated: 23.01.2024.

i)	Development charge for land and	**₹.3,90,000/-** (Rupees Three Lakh and

	building under Sec.59 of the T&CP Act, 1971	Ninety Thousand only)
ii)	Balance Scrutiny Fee	**₹.15,000/-** (Rupees Fifteen Thousand only)
iii)	Regularization charges	**₹.5,75,000/-**(Rupees Five Lakh and Seventy Five Thousand only)
iv)	OSR Charges	**₹.57,75,000/-**(Rupees Fifty Seven Lakh and Seventy Five Thousand only)
v)	Security Deposit for Display Board	**₹.10,000/-**(Rupees Ten Thousand only)
vi)	Infrastructure Development Charge (IDC)	**₹.61,30,000/-** (Rupees Sixty One Lakh and Thirty Thousand only)
vii)	Infrastructure & Amenities Charges	**₹.78,25,000/-**(Rupees Seventy Eight Lakh and Twenty Five Thousand only)
viii)	Premium FSI Charges	**NIL**
ix)	Shelter charges	**₹.40,00,000/-**(Rupees Forty Lakh only)
x)	Flag Day Fee.	**₹.500**/- (Rupees Five hundred only)

3. The applicant in the reference 19th cited has furnished Bank Guarantee for a sum of **₹.50,25,000/-**(Rupees Fifty Lakh and Twenty Five Thousand only) in B.G. No. 0327224IPGD000009; dt.20.01.2024 issued by INDIAN Bank, T.Nagar, Chennai. This BG is valid up to 20.01.2032.

4. The applicant has in letter dated 08.02.2024 has furnished registered Gift deed (Doc No.1330 / 2024; Dated 26.02.2024 towards gifting of road widening portion and another gift deed Doc No.1331/2024; Dated 26.02.2024) towards gifting of street alignment portion. The road widening portion and street alignment portion has been taken over by TDR division in Land Delivery receipt Dated 05.03.2024.

3. The Applicant has furnished an undertaking in the reference 22nd cited to abide by all the terms and conditions put forth in the NOCs issued by Traffic Police, DF&RS, AAI, WRD and Environmental Clearance and the conditions imposed by CMDA in the reference 18thcited.

4. The applicant has furnished an undertaking deed that the 9.0m wide Grid of Road to be maintained as road and as when required, applicant shall gift the land at free of cost to the competent authority.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. 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 resident's association.

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, 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 / License Surveyor / 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.

In this regard, the applicant has furnished the Structural design Drawings & Report vetted by Anna university as in the reference 19thcited.

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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. 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.

9.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 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.

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.

10. 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.

11. The partial refund of Security Deposit will not be considered for issuance of Partial Completion certificate.

12.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.

13. 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.

14. 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.

15. 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.

16. Two set of plans for the proposed development is approved and numbered as **PP/HRB/02/2024/A to G dated 15.03.2024** in Planning Permit No.**15610 are** sent herewith. The Planning Permit is valid for the period from **15.03.2024 to 14.03.2032.**

17. This approval is not final. The applicant has to approach the Commissioner, Tambaram Municipal Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully

15-3-2024

for **Member Secretary**

15/3/24

Encl :
1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s. LML Homes LLP,**
   Represented by its Partner Mahesh Kumar Kothari GPA for Thiru.M.G.Ramachandran
   Door No.271, Ankur Manor Flat No.1C,
   Nichol Road, P.H.Road, Kilpauk, Chennai 600010
2. **The Deputy Planner,**
   Enforcement Cell (South),
   CMDA, Chennai 600008.
   (With one set of approved plans)
3. **The Director of Fire & Rescue Service**
   No.1, Greams Road, Chennai-600 006.
   (With one set of approved plans)

4. **The Additional Commissioner of Police (Traffic)**
   Greater Chennai,
   Vepery, Chennai – 600007.
5. **The Chief Engineer**
   TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
7. **The Chairperson**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)
8. **Tmt.Sharmila Sanjay**
   RA/GR.I/19/03/114 on 25.03.2019
   No.13, Shanthi Enclave
   No.25, Venkatakrishna Road,
   R.A.Puram, Chennai – 600 028.
9. **Thiru.A.Peramaiyan**
   SE/GR.I/19/03/026 on 22.03.2019
   No.31, Besant Avenue,
   Adyar, Chennai – 600 020
10. **Thiru.Elaiyaraja**
    CE/19/10/635 on 09.10.2019
    No.15B, 5th Cross Street,
    Pattabiram, Chennai – 600 072.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate