



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
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E-mail: mscmda@tn.gov.in
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File No. : **CMDA/PP/HRB/S/0449/2022**

Date : 17/04/2023

To

The Commissioner,
Greater Chennai Corporation,

Chennai 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – Planning Permission Application for the Proposed construction of High Rise building (HRB) Group development 2 Blocks for Residential Building consisting of Extended Combined Basement floor for Block 1 & 2, Block 1: Partly Stilt floor/Partly Ground floor + 19 floors of with 331 dwelling units 59.60m height, Block 2(Amenity block): Ground Floor + 4 Floors with 18.10m height (NHRB) incidental activities with Yoga, Association Room, Indoor Games Room, home Theatre, Gym, Meditation Room & Creche and Shower room & Dress change room and Open Swimming Pool at TNHB Main Road, Sholinganallur, Chennai comprised in Survey No.307/2B & 310/2B of Sholinganallur Village within the limits of Greater Chennai Corporation applied by M/s. Casa Grande Milestone Private Limited - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0449/2022, dated.26.08.2022.
 2. Minutes of the 267th MSB panel meeting held on 17.10.2022.
 3. Minutes of the 05th HRB Committee meeting held on 03.11.2022.
 4. NOC from AAI in CHEN/SOUTH/B/090822/696646 dated14.10.2022, valid upto13.10.2030 for Block 1
 5. NOC from AAI in CHEN/SOUTH/B/090822/696651 dated 14.10.2022, valid upto13.10.2030 for Block 2
 6. This office letter dated 01.11.2022 addressed to TNHB & GCC
 7. NOC received from Police (Traffic) in Rc.No.K1/020801/2022, NOC No.43/2022 dated 15.11.2022.
 8. NOC received from DF&RS in R.Dis.No.18366/C1/2022, R.Dis.No.18673/C1/2022, PP NOC No.152/2022 dated 29.11.2022.
 9. Water Resource Department (WRD) NOC received in Letter No.DB / T5(3) / 012213 / F.NOC Sholinganallur Village/2022/ Dated: 21.12.2022.
 10. TNHB letter No. TPI/8162/2014; dated 30.12.2022
 11. TANGEDCO letter No.SE/CEDC/S-II/EE/C(NI)/F.M/s.Casa Grande/D.395/22, dated;03.01.2023
 12. GCC letter No.TP.D.D.No.D2/2766/2022; dated 03.02.2023
 13. Applicant uploaded the Structural drawing vetted by PWD dated 15.11.2022.
 14. Environmental Clearance received in Letter No.SEIAA-TN/F.No.9515/EC/8(a)/914/2022 dated 23.02.2023.
 15. DC letter dated 23.03.2023.
 16. Applicant remitted DC & other charges dated 24.03.2023 & 27.03.2023.
 17. U.O.Note received from TDR division No.TDR/OSR/9599/ 2023 dated 12.04.2023

18. OSR area gifted to CMDA through registered Gift Deed Doc. No.4658/2023 dated 10.04.2023

The Planning Permission Application for the Proposed construction of High Rise building (HRB) Group development 2 Blocks for Residential Building consisting of Extended Combined Basement floor for Block 1 & 2, Block 1: Partly Stilt floor/Partly Ground floor + 19 floors of with 331 dwelling units 59.60m height, Block 2(Amenity block): Ground Floor + 4 Floors with 18.10m height (NHRB) incidental activities with Yoga, Association Room, Indoor Games Room, home Theatre, Gym, Meditation Room & Creche and Shower room & Dress change room and Open Swimming Pool at TNH B Main Road, Sholinganallur, Chennai comprised in Survey No.307/2B & 310/2B of Sholinganallur Village within the limits of Greater Chennai Corporation applied by M/s. Casa Grande Milestone Private Limited, has been examined and Planning Permission is issued based on the 5th HRB Committee approval accorded in the reference 3rd cited and subject to the usual conditions put forth by CMDA in the reference 4th, 5th, 7th to 9th, 11th, 12th, 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.1,56,733.00	CMDA/PP/Ch/8319/2022 & dt. : 26 August, 2022
II	Scrutiny Fees	Rs.78,504.00	CMDA/PP/Ch/9559/2023 & dt. : 05 January, 2023
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
IV	Development charges for land per Sq. m.	Rs.1,00,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
V	Development charges for building per Sq. m.	Rs.10,20,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
VI	Regularisation charge for land	Rs.20,00,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
VII	Security Deposit for Building	Rs.1,48,90,000.00	CMDA/PP/RC/0018/2023 & dt. : 27 March, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
IX	I & A Charge	Rs.2,40,30,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
X	Security Deposit for Septic Tank / STP	Rs.3,31,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
XI	Shelter Charges	Rs.1,69,80,000.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/10304/2023 & dt. : 24 March, 2023

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/0002/2023** dated **17/04/2023** in **Permit No. OL-00272** are sent herewith. The Planning Permission is valid for the period from **17/04/2023 to 16/04/2031**
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 Corporation is 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.004GT02230830003, dated 24.03.2023 valid up to 23.03.2031 for Rs.1,48,90,000/- (Rupees One Crore Forty Eight Lakhs and Ninety Thousand Only) towards Security Deposit for building from HDFC Bank Ltd., No.T-31, 7th Avenue, MG Road, Besant Nagar, Chennai-600 090.

The applicant has reserved OSR area measuring an extent of 1972.17 Sq.m. , through registered gift deed document No. 4658/2023 dated 10.04.2023.

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. Hence the condition mentioned in Para No.4 is not applicable since the site under reference lies in un-sewered area.

Yours faithfully,

Signature valid

Name : S Vasudevan.
Designation : Assistant Planner
Date : 17/04/2023 5:18:00 PM

Name: S Vasudevan.

Designation: Assistant Planner

Date: 17 April, 2023

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s.Casa Grande Milestone Private Limited,
Door No. 59, Plot No. 111
LB Road, Thiruvanmiyur,
Chennai - 600 041.

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

The Director of Fire & Rescue Service
No.1, Greams Road, Chennai-600 006.

The Additional Commissioner of Police (Traffic),
Greater Chennai,
Vepery, Chennai – 600007.

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.K.P.Lenin,
Registered Architect,
No.12A, Roomscape 'The Village',
Pillaiyar Koil Street, Thalambur,
Chennai - 600 130.

Dr.J.Suresh,
Structural Engineer,
Plot No.555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.

Thiru.R.Jayprabu,
Construction Engineer,
No.1/81, Muthusami Nagar,
Naripalli Post, Harur Taluk, Naripalli,
Dharmapuri, Tamil Nadu - 636 906.

