



**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/0050/2023**

Date : 03/04/2024

To

The Commissioner,  
Greater Chennai Corporation,  
Chennai - 600 003.  
Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 41.20m height consisting of Extended Basement floor (Multi level Puzzle Car Parking) + Stilt Floor + 8 floors + 9th floor part of IT/ITES Building availing Premium FSI at Plot No.27 – C [SP], Thiru-Vi-Ka Industrial Estate, Guindy, Chennai - 600032 in S.No.23 (part), Block No.5, of Alandur Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building License - Regarding.

- Ref:
1. Planning Permission Application received in CMDA/PP/HRB/S/0050/2023 dt.25.01.2023.
  2. NOC from TANSIDCO in Letter Rc. No. 0053/B/2022, dated 18.08.2022.
  3. NOC issued from IAF in AFSTAM/4009/5/ATC dated 12.10.2022..
  4. DF&RS NOC in R.Dis. No. 2598/C1/2023, PP NOC No. 27/2023 dated 13.03.2023
  5. Minutes of 271st MSB Panel held on 30.05.2023.
  6. Revised AAI NOC Letter No.CHEN/SOUTH/B/060823/762104 dated 19.07.2023 valid up to 18.7.2031. (Permissible height 52.0m)
  7. Structural vetted by Anna University issued dated.01.08.2023.
  8. This office letter addressed to the Government dated 09.10.2023
  9. The Government letter (Ms) No.173, H&UD-1 dated 30.11.2023.
  10. This office letter even No. dated 03.01.2024 addressed to SRO, Alandur.
  11. Letter from Registration Department, SRO, Alandur in Ref: 17/2023 dated 09.01.2024.
  12. Applicant letter dated 06.02.2024.
  13. This office online DC advice letter dated 12.03.2024
  14. Applicant remitted DC and other charges dated 16.03.2024
  15. Applicant letter received dated 18.03.2024.

The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 41.20m height consisting of Extended Basement floor (Multi level Puzzle Car Parking) + Stilt Floor + 8 floors + 9th floor part of IT/ITES Building availing Premium FSI at Plot No.27 – C [SP], Thiru-Vi-Ka Industrial Estate, Guindy, Chennai - 600032 in S.No.23 (part), Block No.5, of Alandur Village within the limit of Greater Chennai Corporation applied by M/s. Khushboo Enterprises has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9th cited and subject to the usual conditions put forth by CMDA in the reference 2nd to 4th & 6th 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
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I	Scrutiny Fees	Rs.20,730.00	CMDA/PP/Ch/9757/2023 & dt. : 24 January, 2023
II	Scrutiny Fees	Rs.10,251.00	CMDA/PP/Ch/11958/2023 & dt. : 20 September, 2023
III	Scrutiny Fees	Rs.4,100.00	CMDA/PP/Ch/12793/2023 & dt. : 27 December, 2023
IV	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
V	Development charges for land per Sq. m.	Rs.30,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
VI	Development charges for building per Sq. m.	Rs.2,80,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
VII	Security Deposit for Building	Rs.39,30,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
IX	I & A Charge	Rs.60,25,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
X	Premium FSI Charges	Rs.19,30,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
XI	Shelter Charges	Rs.55,30,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
XII	IDC - CMWSSB (For sewerred area only)	Rs.25,10,000.00	CMDA/PP/Ch/13544/2024 & dt. : 16 March, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13544/2024 & dt. : 16 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 hermetically 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/0009/2024** dated **03/04/2024** in **Permit No. OL-00830** are sent herewith. The Planning Permission is valid for the period from **03/04/2024 to 02/04/2032**
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 Commissioner Corporationis 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.

Yours faithfully,

Name: P KARTHEEPAN

Designation: Assistant Planner

Date: 04 April, 2024

For

Member Secretary

CMDA

**Encl :**

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

**Copy To:**

KHUSHBOO ENTERPRISES

Door No. : 24, Plot No. : 12

Raghaviah Road, T.NAGAR,

Chennai - 600017.

The Deputy Planner,

Enforcement cell,

CMDA, Chennai - 600008.

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 - 600 002.

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

The Chief Engineer,  
TNEB, Chennai - 600 002.

The Chairperson,  
Tamil Nadu Real Estate Regulatory Authority,  
No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai 600 008.

Thiru.Ramamurthy Gopalakrishnan  
Registered Architect Gr - I,  
Door No.32/2, HAMSA Ground floor, Ranga Rao Road,  
Shankarapuram, Basavanagudi, Bangalore - 560004.

Thiru.N.Arun Karanth, M.Tech. (Structural Engg)  
Registered Structural Engineer Grade – I  
No.7, Laxmi Narasimha complex,  
15th cross 100 feet road, 4th phase,  
J.P.Nagar, Bangalore-560078.

Thiru.M.Parthiban  
No.10, Kosumani Street, Padmanaba Nagar,  
Choolaimedu, Chennai - 600 094.