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19.11

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.C3(S)/11405/2018

Dated: 22.08.2019

To

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of Multistoried Residential Building consist of Triple Basement Floor (2 level Mechanized parking) + Stilt Floor + 1st Floor to 17 Floors + 18th Floor part for Residential purpose with 152 Dwelling Units & Swimming pool at 18th Floor level availing with Premium FSI at Old Door No.148, New Door No. 32, Lattice Bridge Road, Indira Nagar, Thiruvanmiyur, Chennai- 600041 bearing in T.S. No. 44, Block No.20, Thiruvanmiyur Village, Mylapore-Triplicane Taluk, of Greater Chennai Corporation submitted by **M/s. BAASHYAAM CONSTRUCTIONS PVT. LTD., (GPA)** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the APU No. MSB/000557/2018, dated 26.11.2018.
 2. Agenda & Minutes of the 246th MSB panel meeting held on 30.11.2018
 3. This office letter even No. dated 07.12.2018 addressed to the applicant.
 4. NOC from Police (Traffic) in letter Rc. No.Tr./ License /1425/ 30375/2018 dated 07.12.2018
 5. NOC from IAF vide Letter No. TAM/5218/1/ATC (PC-40/18) dated 14.12.2018.
 6. NOC from AAI vide Letter No.CHEN/ SOUTH/ B/ 120618/ 353490 dated 18.12.2018 valid upto 17.12.2026.
 7. Applicant letter dated 21.12.2018 with Revised plan.
 8. NOC from DF&RS in R.Dis No.21514/C1/2018, PP.NOC No.176/2018, dated 27.12.2018.

9. This office letter even No. dated 08.01.2019 addressed to the Government.
10. Government letter(Ms) No.19, H&UD dept., dated 04.02.2019
11. Applicant letter dated 18.03.2019.
12. NOC received from Environmental Clearance in Letter No.SEIAA/TN/F.6706/EC/8(a)/638/2019 dated 07.03.2019
13. Letter received from SRO, Joint I Sub Registrar, Saidapet regarding GLV in letter No.351/ORB/2019-3 dated 20.03.2019
14. Street alignment portion gifted in gift deed document No. 5502/2019 dated 15.05.2019
15. This office letter (DC advice) even No. dated 04.04.2019
16. Applicant letter dated 19.08.2019 (DC remittance).
17. Undertaking in Rs.20/- stamp paper for conditions abide Government agencies
18. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017
19. G.O.(Ms) No. 135, H&UD (SC1-2) Department, dated 21.07.2017.
20. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA /261/2017, dated 09.08.2017

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The Planning Permission Application for the Proposed construction of Multistoried Residential Building consist of Triple Basement Floor (2 level Mechanized parking) + Stilt Floor + 1st Floor to 17 Floors + 18th Floor part for Residential purpose with 152 Dwelling Units & Swimming pool at 18th Floor level availing with Premium FSI at Old Door No.148, New Door No. 32, Lattice Bridge Road, Indira Nagar, Thiruvanniyur, Chennai- 600041 bearing in T.S. No. 44, Block No.20, Thiruvanniyur Village, Mylapore-Triplicane Taluk, of Greater Chennai Corporation submitted by **M/s. BAASHYAAM CONSTRUCTIONS PVT. LTD., (GPA)** has been examined and Planning Permission issued based on the Government approval accorded in the reference 10th cited subject to the usual conditions put forth by CMDA in reference 15th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 5th, 6th, 8th, 10th & 12th cited and subject to the condition that **the applicant has to adhere to the condition stipulated in G.O.(MS). No. 97 MAWS Department dated 07.07.2015 for swimming pool. Further NOC from Executive authority to be obtained for swimming pool before applying the Completion certificate.**

3. The applicant in the reference 16th cited has remitted the following charges vide receipt No. B0013631 dated 19.08.2019.

Sl.No	Charges	Total Amount	Receipt No. & date
1.	Development charge	Rs.7,60,000/- (Rupees Seven Lakhs and Sixty thousand only)	B0013631 dated 19.08.2019
2.	Balance Scrutiny fee	Rs.65,000/- (Rupees Sixty five Thousand only)	
3.	Open Space and Reservation Charges	Rs.2,46,00,000/- (Rupees Two Crores and forty six Lakhs only)	
4.	Security Deposit for Building	Rs.1,42,50,000/-(Rupees One Crore Forty two Lakhs and Fifty thousand only)	Bank Guarantee Furnished in BG No. 0000119FBG023570 dated 08.08.2019 valid upto 07.08.2024.
5.	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)	B0013631 dated 19.08.2019
6.	Infrastructure & Amenities charges	Rs.94,00,000/- (Rupees Ninty Four Lakhs only)	
7.	Premium FSI charges	Rs.16,76,50,000/-(Rupees Sixteen Crores Seventy six Lakhs and Fifty Thousand only)	
8.	Shelter Fee	Rs.70,50,000/-(Rupees Seventy Lakhs and Fifty thousand only)	
9.	CMWSSB	Rs.58,15,000/- (Rupees Fifty eight Lakhs and Fifteen thousand only)	

The applicant has furnished the Bank Guarantee for Rs.1,42,50,000/-(Rupees One Crore Forty two Lakhs and Fifty thousand only) towards Security Deposit for Building in BG No. 0000119FBG023570 dated 08.08.2019 from City Union Bank, T.Nagar Branch Chennai – 600 017 valid upto 07.08.2024.

4. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by DF&RS, Police (Traffic), AAI, IAF & SEIAA conditions imposed by CMDA in the reference 17th cited.

5. The Applicant 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10(ten) 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 plan and violation of Development Regulations and enforcement action will be taken against such development.

6. 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.

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.

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.

8. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total Terrace area by the applicant.

9. The project 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.

10. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

11. The partial refund of security deposit will not be considered for issuance of partial certificate.

12. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

13. Two sets of approved plans numbered as **C/PP/MSB/40 (A to G)/2019;** dated **22.08.2019** and **Planning Permit No. 11981** are sent herewith. The Planning Permit is valid for the period from **22.08.2019 to 21.08.2024.**

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

Yours faithfully,

R. Dharmarajan Viji
22/8/19

For **MEMBER-SECRETARY**

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Rm
22/8/19

5/6

Copy to:

1. **BAASHYAAM CONSTRUCTIONS PVT. LTD.,(GPA)**
No.87,G.N.Chetty Road,
T.Nagar, Chennai – 600 017.
2. **The Deputy Planner,** (With one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008.
3. **The Director of Fire & Rescue Service** (With one set of approved plans)
No.1, Greams Road, Chennai-600 006.
4. **The Additional Commissioner of
Police (Traffic), Greater Chennai,**
Vepery, Chennai-600 007.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.
6. **The Chief Engineer,**
TNEB, Chennai-600 002.
7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
8. **A.VENKATAKRISHNAN,B.ARCH.,** **BY SPEED POST**
CLASS I NO.R.A.41.
No.18, Third seaward road,
Valmiki Nagar,Thiruvanmiyur,
Chennai – 600 041.
9. **S.NAGESH, M.A.Sc., M.I.E** **BY SPEED POST**
Structural Engineer,
Class-I, Licensed Surveyor No.180,
New No.15, 3rd Cross Street,
KARPAGAM GARDENS ADYAR,
Chennai – 600020.
nagesh@somadevnagesh.in
10. **Thiru.K.RADHAKRISHNAN** **BY SPEED POST**
Site Engineer,
No.87, G.N. Chetty Road, T.Nagar,
Chennai – 600 017.
radhakrishnanbashyamgroup.com

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No.

11981

C/PP/MSB/40(A/G)/2019

Date of Permit. 22/08/2019

M/S. BAASHYAAM CONSTRUCTION

Pvt. LTD. (GPA)

File No. CA(S)/11405/2018.

NO. 87, G.N. Chetty Road,

Name of Applicant with Address. T. Nagar, Chennai-600 017.

Date of Application. 26.11.2018.

Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address. As per Annexure Enclosed

Division No.

Development Charge paid Rs. 760,000/- Challan No. B0013631 Date. 19.8.2019.

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on

21/08/2024

the building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh Planning Permission application has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules, Planning permit will not be renewed.

Govt Lr (MS) NO. 19 H&UD Dept

dt 04.02.2019.

R. Shashayam Niji
For MEMBER SECRETARY

22/8/19

Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.11981

C/PP/MSB /40(A to G)/2019

C3 (S)/ 11405/2018

Dated : 22.08.2019

**M/s. BAASHYAAM CONSTRUCTIONS PVT. LTD.,
(GPA)**

Area Plans Unit – MSB (South) Division Planning Permission Application for the Proposed construction of Multistoried Residential Building consist of Triple Basement Floor (2 level Mechanized parking) + Stilt Floor + 1st Floor to 17 Floors + 18th Floor part for Residential purpose with 152 Dwelling Units & Swimming pool at 18th Floor level availing with Premium FSI at Old Door No.148, New Door No. 32, Lattice Bridge Road, Indira Nagar, Thiruvanmiyur, Chennai- 600041 bearing in T.S. No. 44, Block No.20, Thiruvanmiyur Village, Mylapore-Triplicane Taluk, of Greater Chennai Corporation.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-South Region
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		பி.அ. அனுமதி எண் / Plan Submission No	
CEBA/WDCN13/00230/2019		C3(S)/11405/2018 - 22/08/2019	
குள்ளம் / Zone	கோட்டம் / Ward	அனுமதி தேதி / Approval Date	மனுப்பதிகாரம் / Application Date
N13	N180	05/09/2019	05/09/2019
மனுப்பவரின் பெயர் மற்றும் முகவரி / Applicant name & address		Baashiyham Constructions Pvt Ltd GPA-No.87,GN CHETTY ROAD, T. NAGAR, CHENNAI - 600017	
சேவைகளுக்கான சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:32/148,Block No:20,Plot No:-, Survey No:T.S.No:44 INDIRA NAGAR, L.B Road 1st Street,L.B Road,Thiruvanniyur,Thiruvanniyur, Chennai, 600041	
Building License Fees		3883900	
Road cut charges - CMWSSB SEWERAGE		92500	
Road cut charges - CMWSSB, WATER		92500	
Road cut charges - TNEB		92500	
Scrutiny Fees		600	
Street Alignment Charges		245700	
Workers Welfare Board		4715000	
மொத்தக் கட்டணம் / Total (In Rs.)		9122700	

Amount (in words): Rupees Ninety One Lakhs Twenty Two Thousands Seven Hundred Only

Payment Details:

DD Number: 009585 Amount: 9122700 Date: 04/09/2019 Bank: HDFC BANK
(In Rs.)

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கப் பட்டிருக்கின்ற கட்டிட அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

திகதி: 04/03/2020
முடிவு தேதி: 04/09/2024

அம்மேற்கண்ட நிபந்தனைகளுடன் கட்டிட அனுமதிக்கப் பட்டிருக்கின்ற கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 04/03/2020

If Construction started Building Permit is valid up to 04/09/2024



Digitally Signed by A S Murugan
Date: 05-Sep-2019 (13:14:30)
Executive Engineer (T.P.)



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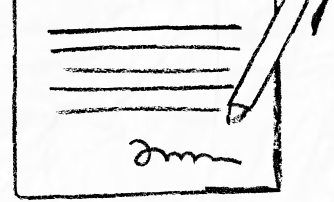
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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OMR Thoraipakkam,
Chennai, India

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