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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

Letter No. C3(S)/83/2020 **Dated: 07.08.2020**

To

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application is for the Proposed construction of High Rise building consist of Basement Floor (part) + Stilt floor (Basement floor to Stilt floor Mechanical parking) + 15 floors Residential Building with 42 dwelling units availing with **Premium FSI** at Plot No.12,13 & 14, Door No.12, 13 & 14/1 & 2, RK.Shanmugam Salai, (Door No.12, P.T. Lakshmana Salai), KK.Nagar, Chennai – 600 078, bearing T.S No.1,4 & 6, Old S.No.394/1(pt), Block No.104 of Kodambakkam village applied by **M/s. Baashyaam Constructions Pvt. Ltd** - 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/083/2020, dated 31.01.2020.
2. Minutes of the 255th MSB Panel meeting held on 19.02.2020.
3. This office letter even No, dated 02.03.2020 addressed to the Government.
4. NOC from AAI in letter No.CHEN/SOUTH /B/021920/450308, 06.03.2020
5. NOC from IAF in letter No.TAM/5218/1/ATC(PC-08/20), 06.03.2020.
6. Government Letter (Ms) No. 53, H&UD (UD-1) Department dt.12.03.2020
7. NOC from Police (Traffic) in letter Rc.No.Tr/License /147/3200, dated 28.04.2020.
8. This office letter even No. dated 13.05.2020 addressed to the SRO, Ashok Nagar.
9. The SRO, Ashok Nagar letter No.81/2020, dated 19.05.2020.
10. This office letter (DC advice) even No. dated 22.05.2020
11. NOC from DF&RS in letter R.Dis No.1946/C1/2020, PP NOC No. 32/2020, dated 27.05.2020.
12. The applicant letter dated 03.08.2020.

BAASHYAAM CONSTRUCTIONS PVT. LTD. Chennai 600 017

13. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
14. G.O. (Ms) No.135, dated 21.07.2017.
15. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
16. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

* * *

The Planning Permission Application is for the Proposed construction of High Rise building consist of Basement Floor (part) + Stilt floor (Basement floor to Stilt floor Mechanical parking) + 15 floors Residential Building with 42 dwelling units availing with **Premium FSI** at Plot No.12,13 & 14, Door No.12, 13 & 14/1 & 2, RK.Shanmugam Salai, (Door No.12, P.T. Lakshmana Salai), KK.Nagar, Chennai – 600 078, bearing T.S No.1,4 & 6, Old S.No.394/1(pt), Block No.104 of Kodambakkam village applied by applied by **M/s. Baashyaam Constructions Pvt. Ltd** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 6th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 5th 7th & 11th cited.

2. The applicant has remitted the following charges vide receipt B0016837, dated 31.07.2020.

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,15,000/-
ii)	Balance Scrutiny Fee	Rs.15,000/-
iii)	Regularisation charge for land	Rs.2,00,000/-
iv)	Security Deposit For Building	Rs.15,30,000/-
v)	Security Deposit for Display Board	Rs.10,000/-
vi)	IDC payable to MD, CMWSSB	Rs.14,65,000/-
vii)	Infrastructure & Amenities Charges	Rs.27,10,000/-
viii)	Shelter Fee	Rs.26,70,000/-
ix)	Premium FSI charges	Rs.2,24,00,000/-

3. The Applicant has also furnished an undertakings in the reference 12th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI & IAF and the conditions imposed by CMDA in the reference 10th cited.

4. 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.

5. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

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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 plans and violation of Tamil Nadu Combined Development Building Rule 2019 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. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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

9. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

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10. 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 new 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 atleast 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.

11. 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

12. 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.

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

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. Two sets of approved plans numbered as **C/PP/MSB/23(A to C)/2020, dated 07.08.2020** in **Planning Permit No.13225** are sent herewith. The Planning Permit is valid for the period from **07.08.2020 to 06.08.2025.**

16. 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,

07/08/2020

For **MEMBER-SECRETARY**

2/8/2020

BAASHYAAM CONSTRUCTIONS PVT LTD Chennai 600 017

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

Copy to:

1.	**M/s. Baashyaam Constructions Pvt. Ltd,** No.87, G.N.Chetty Road, T.Nagar, Chennai – 600 017.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. C/PP/MSB/13225/23(A to C)/2020 Date of Permit. 07/08/2020

File No. C3(S)/83/2020

Name of Applicant with Address. M/s. Baashyaam Constructions Pvt. Ltd. No. 87, G.N. Chetty Road, T. Nagar, Chennai. 600 017.

Govt Lr (MS) No. 53. H&UD (UD-1) Dept dt. 12.03.2020. Date of Application. 31.01.2020

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

Site Address. Annexure Enclosed.

Division No.

Development Charge paid Rs. Rs.1,15,000/- Challan No. B0016837 Date. 31.07.2020

PERMISSION is granted to the ~~layout/sub-division of lar t~~/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 06/08/2025

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.

07/08/2020

For MEMBER SECRETARY

BAASHYAAM CONSTRUCTIONS PVT. LTD. Chennai 600 017

Annexure

Chennai Metropolitan Development Authority

Permit No. 13225.

C/PP/MSB/23 (A to C)/2020

File No.C3(S)/83/2020 dated 07.08.2020.

CMDA – APU – MSB (South) Division – Planning Permission Application is for the Proposed construction of High Rise building consist of Basement Floor (part) + Stilt floor (Basement floor to Stilt floor Mechanical parking) + 15 floors Residential Building with 42 dwelling units availing with **Premium FSI** at Plot No.12,13 & 14, Door No.12, 13 & 14/1 & 2, RK.Shanmugam Salai, (Door No.12, P.T. Lakshmana Salai), KK.Nagar, Chennai – 600 078, bearing T.S No.1,4 & 6, Old S.No.394/1(pt), Block No.104 of Kodambakkam village applied by **M/s. Baashyaam Constructions Pvt. Ltd**

07/08/2020

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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி
Building Permission
(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00290/2020		C3(S)/83/2020 - 07/08/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள்/ Application Date
N10	N131	14/09/2020	14/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		BAASHYAAM CONSTRUCTIONS PVT LTD-No.87,G.N.CHETTY ROAD,T.NAGAR,CHENNAI - 6000017	
வேண்டப்படுகின்ற சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:12,13,14/1&14/2,12(pt),Block No:104,Plot No:12,13,14, Survey No:T.S.No.1,4,6,LAKSHMANASALAI&, R.K. Shanmugam Salai,K.K.Nagar,K.K.Nagar,Kodambakkam, Chennai, 600078	

Building License Fees	884300
Road cut charges - CMWSSB SEWERAGE	38400
Road cut charges - CMWSSB, WATER	28800
Road cut charges - TNEB	28800
Scrutiny Fees	600
Workers Welfare Board	1096500
மொத்தக் கட்டணம்/ Total (In Rs.)	2077400

Amount (in words): Rupees Twenty Lakhs Seventy Seven Thousands Four Hundred Only

Payment Details:
DD Number: 123045 Amount (In Rs.): 2077400 Date: 26/08/2020 Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

இந்த அனுமதி முடிவு நாள் 13/03/2021 13/09/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

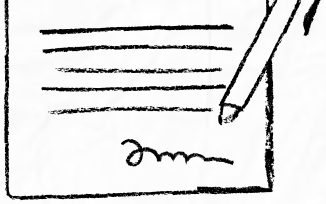
This Sanction will expire if the construction is not started with in 13/03/2021

If Construction started Building Permit is valid up to 13/09/2025

Digitally Signed by A S Murugan
Date: 14-Sep-2020 (12:54:37)

Executive Engineer (T.P.)

BAASHYAAM CONSTRUCTIONS PVT LTD. Chennai 600 017



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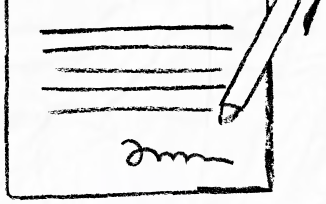

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