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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
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Letter No.C3 (N)/8381/2014 Dated:27.05.2016.

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai - 600 003.

Sir,

Sub: CMDA - Area Plans Unit - MSB (North) Division - Planning Permission Application for the proposed construction of Basement Floor (For 3 level Mechanical Puzzle parking) + Stilt Floor + 17 Floors + 18th floor (part) Residential building with 65 Dwelling units and Gym, Swimming Pool and Multipurpose Hall etc. at 18th floor with Premium FSI at R.S. No. 3123/19, 3123/20, Block No. 51 of Purasawakkam Village, Old Door No.850, New Door No.256, Poonamallee High Road, Kilpauk, Chennai - 600 010 submitted by **M/s.BBCL Developers India Pvt Ltd** - Approved - Reg.

- Ref:
- 1 PPA received in MSB/2014/000472 dt. 05.06.2014.
 - 2 The applicant letter with revised plan dated 18.08.2014
 - 3 NOC from CMWSSB received in letter No CMWSSB/P&E/EE-1SP/25(2014-15/2014 dated 14.11.2014
 - 4 This office letter even No. dated 24.11.2014 along with Minutes of the 225th MSB Panel meeting held on 22.08.2014
 - 5 The applicant letter dated 29.09.2014 with revised plan.
 - 6 NOC from AAI in letter No.AAI/SR/NOC/RHQ Dt.07.10.2014
 - 7 The applicant letter dated 15.10.2014 with undertaking to pay OSR Charges and Premium FSI charges.
 - 8 The applicant Letter dated 17.11.2014 along with revised plan.
 - 9 Govt. letter Ms. No. 12, H & UD (UD I) Dept. dated 27.01.2015.
 - 10 NOC received from DF&RS in letter No R.Dis No. 19034/C1/2014 dated 04.02.2015.
 - 11 NOC from CMRL received in Letter No. CMRL/LUPD/NOC/0618/ 2015 dated 22.04.2015.
 - 12 The applicant letter dated 01.06.2015 furnishing revised plan, MLCP brochure and undertaking to accept CMRL conditions.
 - 13 NOC received from Police (Traffic) Dept., in Lr.Rc.No.Tr./License/948 /16577 /2014 dt.03.07.2015.
 - 14 SRO, Purasaiwalkam letter No 191/2015 dated 21.07.2015
 - 15 Demand letter for DC & Other charges sent on 30.09.2015
 - 16 The applicant letter dated 11.01.2016 requesting utilization of DRC in lieu of Premium FSI.

For BBCL DEVELOPERS (INDIA) PVT. LTD.

P. Rajan
Author

- 17 The U.O Note No. TDR/16154/2012 dated 29.01.2016, permitting to utilize the DRC.
- 18 Revised demand for Premium FSI sent in letter even No dated 10.02.2016
- 19 This office letter even No. dated 03.03.2016 furnishing the clarification on Premium FSI Charges
- 20 The applicant letter dated 03.03.2016 furnishing the Original Bank Guarantee for Security Deposit
- 21 The applicant letter dated 04.03.2016 furnishing the undertakings.
- 22 The applicant letter dated 12.03.2016 furnishing the remittance receipt.
- 23 The applicant letter dated 22.04.2016 furnishing the Structural Stability Certificate obtained from CEG, Anna University and other undertakings.
- 24 The applicant letter dated 28.04.2016 furnishing the Certificate issued by Revenue Authorities.
- 25 Environmental clearance issued by SEIAA in letter dated 17.05.2016.
- 26 The Land delivery receipt received in U.O Note No. TDR/7963/2016 dated 25.05.2016

The Planning Permission Application received in the reference 1st cited for the proposed construction of Basement Floor (For 3 level Mechanical Puzzle parking) + Stilt Floor + 17 Floors + 18th floor (part) Residential building with 65 Dwelling units and Gym, Swimming Pool and Multipurpose Hall etc. at 18th floor at R.S. No. 3123/19, 3123/20, Block No. 51 of Purasawakkam Village, Old Door No.850, New Door No.256, Poonamallee High Road, Kilpauk, Chennai - 600 010 has been examined and Planning Permission issued based on the Govt. orders issued in the reference 9th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by CMWSSB,AAI,DF&RS, CMRL, Traffic Police and Environmental Clearance in the reference 3rd,6th,10th, 11th,13th and 25th cited.

2. The applicant has remitted the following charges Vide Receipt No. B00289 dated 11.02.2016 and MIDC charges vide M/s Axis Bank DD No 0027836 Dated 10.02.2016 in the reference 22nd cited.

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,30,000 /- (Rupees Four lakhs and thirty thousand only)
ii)	Balance Scrutiny Fee	Rs.20,000/- (Rupees twenty thousand only)
iii)	OSR Charges	Rs.3,41,00,000/- (Rupees Three crores and forty one lakhs only)
iv)	Regularization charge for Plot	Rs.3,70,000/- (Rupees Three lakhs and seventy thousand only)

v)	Security Deposit For Building	Rs.1,00,00,000/- (Rupees One crore only) vide BG No.1594010000000 dated 03.03.2016 valid till 01.03.2019 executed by M/s Axis Bank, T.Nagar Branch.
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees ten thousand only)
vii)	MIDC*	Rs.27,50,000/- (Rupees twenty seven lakhs and fifty thousand only)
viii)	Infrastructure & Amenities Charges for the additional FSI area	Rs.65,00,000/- (Rupees sixty five lakhs only)
x)	Premium FSI charges	Rs.30,10,00,000/- (Rupees Thirty crores and Ten lakhs only)

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, IAF, AAI, Environmental Clearance and Traffic Police in the reference 12th and 29th cited.

4. The applicant has to obtain prior permission from the Executive Authority concerned before commencing the construction of Swimming Pool as per G.O.Ms No.97, MAWS Dept., dated 07.07.2015.

5. The applicant shall renew the Bank Guarantee well before the expiry i.e. 01.03.2019 and extend its validity till obtaining the completion certificate.

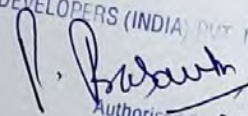
6. The applicant shall provide Solar Photo voltaic system in the terrace floor (1/3rd) as shown in the terrace floor as per the G.O.Ms.17 H&UD Dept. dated 5.02.2016.

7. The applicant shall demolish the old compound wall exist in the Street Alignment portion before applying for Completion Certificate.

8. The applicant has to obtain NOC from IAF and the same to be furnished before obtaining Completion Certificate.

9. 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 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

For BBCL DEVELOPERS (INDIA) PVT. LTD.

 Authorised Sign.

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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 DR and enforcement action will be taken against such development.

10. 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.

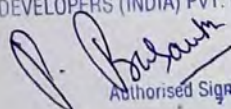
As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality 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 / License Surveyor / 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.

11. 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.

12. Two sets of approved plans numbered as **C/PP/MSB/32 A TO J/2016**, dated **27.05.2016** in **PP No.9078** are sent herewith. The Planning Permission is valid for the period from 27.05.2016 to 26.05.2019.

For BBCL DEVELOPERS (INDIA) PVT. LTD.

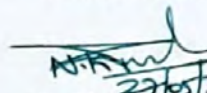

Authorised Signatory

13. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit.

14. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

15. During the construction stage, Applicant shall erect temporary lightening arrestor.

Yours faithfully,


for MEMBER-SECRETARY.

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


27-5-2016

Copy to:

1. **M/S BBCL Developers India Pvt.Ltd ,**
No.20, Mylai Ranganathan Street
T.Nagar.Chennai -17
(This approval is not final, you have to approach The Commissioner, Corporation of Chennai for issue of Building Permit)
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 (With one set of approved plans)
3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (With one set of approved plans).
5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic), Vepery, Chennai-7.
7. The Chief Engineer, TNEB, Chennai-2.
8. Thiru A.Venkatakrishnan,B.Arch.,
No.66, C.P Ramasamy Road,
Alwarpet, Chennai-600018.
9. Thiru P.Jagatheesan.,
No.19, Brindavan Street,II Floor,
Mylapore, Chennai-4.
10. R.Jayaraman
Plot No.4 First Floor
Adinath Avenue
Santhoshpuram
Chennai-600073.

For BBCL DEVELOPERS (INDIA) PVT. LTD.


Authorised Signatory

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Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **9078**

C/PP/M3B/32 A to J 2016

Date of Permit **27.05.2016**

File No. **C3(N)/8381/2014 M/S BBCL Developers India**
No. 20 Mylaj Ranganathan Pk. Ltd.
Name of Applicant with Address **Street, Nagar, Chennai 47**

Date of Application **03.06.2014**

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

Site Address **Planning permission Application for the proposed construction of BF (For 3 level 17 floors + 1st floor (park) Residential building with 6.5 Dwellings units and Gym, Swimming Pool and multi purpose Hall etc at 1st floor with Premium FSI**

Division No. **at R.S NO. 3123/19, 3123/20, Block NO 51 of Kurusawakkam Village, Poongamallu, Chennai 47**

Development Charge paid Rs. **430000/-** Challan No. **800257** Date **11.02.2016**

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 **26.03.2019**

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 Letter (MS) NO: 12
Hx VO (VDI) Dant
dt. 27.01.2015

26/05/2016

For MEMBER SECRETARY

27/05/2016

For BBCL DEVELOPERS (INDIA) PVT. LTD.

[Signature]

Authorised Signatory

21.02.79

C/15/1028/22-10-27/94

CONDITIONS

- 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 or 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.

For BBCL DEVELOPERS (INDIA) PVT. LTD.

P. Basanth

Authorised Signatory

21.02.79

51/00/01/1028/22-10-27/94
21.02.79

21.02.79



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரணவப்பு பிரிவு - மத்திய வட்டாரம்
Town Planning Section-Central Region

Building Permission
(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00172/2016		C3(N)/8381/2014 - 27/05/2016	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பப்பட்ட நாள்/ Application Date
N08	N103	25/07/2016	25/07/2016
கட்டிடக்கலை வகை / Applicant name & address		MS BBCL DEVELOPERS INDIA PVT LTD PAO-NO.20, MYLAI RANGANATHAN STREET, T.NAGAR, CHENNAI-600017.	
சேவைகளுக்கான / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:NEW NO.256, OLD NO.850,Block No:51,Plot No:-, POONAMALLEE HIGH ROAD, KILPAUK, CHENNAI, 600010	
Building License Fees		2810000	
Road cut charges - CMWSSB SEWERAGE		60000	
Road cut charges - CMWSSB, WATER		60000	
Road cut charges - TNEB		60000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		2990600	

Amount (in words): Rupees Twenty Nine Lakhs Ninety Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 003667 Amount: 3430000 Rs. Date:20/07/2016 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 24/01/2017 ஆம் தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகிவிட்டால் காவல்துறையிலும் தொடர்புக்கொள்ளப்படும் கட்டிட அனுமதி முடிவு நாள் 24/07/2018

This Sanction will expire if the construction is not started with in 24/01/2017

If Construction started Building Permit is valid up to 24/07/2018

Assistant Executive Engineer (T.P.)

V. Shanmugam
25/7/16
Executive Engineer (T.P.)

செ.சி.எ.
25/7/16

For BBCL DEVELOPERS (INDIA) PVT. LTD.

P. Ramesh
Authorised
15/7/16



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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