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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 (N)/674/2020

Dated: .12.2021

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

Sir,

Sub: CMDA - Area Plans Unit - High Rise Building (North) Division - Planning Permission Application for the proposed construction of High Rise Building **(HRB)** for Residential cum Commercial (Indoor games & Multipurpose hall) Purpose with an Extended Double Basement floor (Meant for parking use) + Stilt Floor part (Meant for Parking use)/G.Floor part (Indoor games) + 1st Floor (Residential & Multipurpose Hall) + 2nd Floor (Residential and Gym & SPA use) + 3rd Floor Residential and Swimming pool with Toilets) + 4th Floor to 20th Floor (Residential) with Two Towers with 240 Dwelling Units, availing with **Premium FSI**, at No 120, MIG Flats, 11th Avenue, Ashok Nagar, Chennai - 600083. Comprised in old S.No.277 part, T.S. No. 14/7 in Block No 71 of Kodambakkam village, within limits of Greater Chennai Corporation, Zone X, Division 132, applied by **M/s. Baashyaam Constructions Pvt. Ltd.**, Rep. by its Director **Thiru.R.Yuvarajann** - Approved - Reg.

- Ref:**
1. PPA received in SBC no. CMDA/PP/HRB/S/0674/2020 Dt. 23.12.2020.
 2. This office letter even no dt. 29.12.2020 calling for NOC addressed to Police (Traffic) and DF&RS.
 3. Minutes of 259th MSB Panel Meeting held on 04.01.2021.
 4. This office letter even no dt.18.01.2021.
 5. The applicant letter received dt.04.02.2021.
 6. NOC issued by DF&RS in letter no. C1/06/2021, PP NOC. No.08/2021 dt.21.01.2021.
 7. NOC issued by AAI in NOC ID: CHEN/SOUTH/B/122120/517553 Dt.13.01.2021.
 8. NOC issued by the IAF in letter no. TAM/5218/1/ATC (PC-01/21) Dt. .01.2021.
 9. demolition approved plan for the existing building obtained from GCC in W.D.C. No. DA/WDCN10/00486/2020 dt.30.12.2020.
 10. Letter no. TP1/5963/2007 Dt.25.01.2021 received from the M.D., TNHB.
 11. This office letter even no dt.16.02.2021 addressed to the Govt.
 12. Letter (Ms) No. 46 dt. 26.02.2021 received from the Housing and Urban

Development Department

13. This office letter even no dt.04.03.2021.
14. NOC received from Police (Traffic) in letter no. Tr./License/1147/25765/2020 dt.01.02.2021.
15. The applicant letter received dt.29.03.2021 & 19.04.2021.
16. This office D.C & other charges demand notice issued in letter even no dt. 28.04.2021.
17. The applicant letter received dt.23.07.2021 & 09.08.2021.
18. Letter no. SE/CEDC//S-I/AEE/Civil/F. M/s Baashyam Constructions/D. 012/21 dt.16.04.2021 enclosed with sketch from S.E, CEDC/South-I, K.K.Nagar, Tamil Nadu Generation and Distribution Corporation Ltd.,
19. This office letter even no. dated 17.11.2021 addressed to SRO, Ashok nagar.
20. The applicant letter received on.24.11.2021.
21. Certified by the Professor Dr.K.P.Jaya, Division of structural engineering, Anna University dt.16.02.2021 for the structural design and the detailed drawing.
22. Environmental Clearance (EC) issued in letter no. SEIAA-TN/F.No.8195/EC/8(a)/768/2021 dt.30.04.2021.
23. Gift deed for OSR area of 475.03 Sq.m in Doc. No. 3371/2021 dt.22.11.2021

The Planning Permission Application received in the reference 1st cited for the proposed construction of High Rise Building (HRB) for Residential cum Commercial (Indoor games & Multipurpose hall) Purpose with an Extended Double Basement floor (Meant for parking use) + Stilt Floor part (Meant for Parking use)/G.Floor part (Indoor games) + 1st Floor (Residential & Multipurpose Hall) + 2nd Floor (Residential and Gym & SPA use) + 3rd Floor Residential and Swimming pool with Toilets) + 4th Floor to 20th Floor (Residential) with Two Towers with 240 Dwelling Units, availing with **Premium FSI**, at No 120, MIG Flats, 11th Avenue, Ashok Nagar, Chennai - 600083. Comprised in old S.No.277 part, T.S. No. 14/7 in Block No 71 of Kodambakkam village, within limits of Greater Chennai Corporation, Zone X, Division 132, applied by **M/s. Baashyaam Constructions Pvt. Ltd.**, Rep. by its Director **Thiru.R.Yuvaraajann** has been examined and Planning Permission is issued based on the Government Order issued in the reference 12th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 6th, 7th, 8th, 14th, 18th & 22nd cited above.

2. The applicant has remitted the following charges vide receipt no. **B0019676** dt. 06.08.2021 furnished in the reference 17th cited:

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.6,90,000/- (Rupees Six Lakhs and Ninty Thousand only)
ii)	Balance Scrutiny Fee	Rs.32,000/- (Rupees Thirty Two Thousand only)
iii)	Regularisation Charges for Land	Rs.7,80,000/- (Rupees Seven Lakh and Eighty Thousand only)

iv)	Security Deposit for Display board	Rs.10,000/- (Rupees Ten Thousand only)
v)	I & A Charges	Rs.1,43,20,000/- (Rupees One Crore Forty Three Lakhs and Twenty Thousand only)
vi)	Premium FSI Charges	Rs.17,97,00,000/- (Rupees Seventeen Crores and Ninty Seven Lakhs only)
vii)	Shelter Fee	Rs.2,74,90,000/- (Rupees Two Crore and Seventy Four Lakhs and Ninety Thousand only)
viii)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)
ix)	MIDC for CMWSSB	Rs. 1,01,30,000/- (Rupees One Crore and One Lakh and Thirty Thousand only).

3. The applicant has furnished Original copy of **Bank Guarantee No. 00100IG210000011** Dt.05.08.2021 for an amount of **Rs.97,00,000/-** (Rupees Ninty Seven Lakhs only) towards the remittance of **SD for Building** issued by the Indian Bank, T. Nagar Branch, Chennai – 600 017. Valid up to **05.08.2026**.

4. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, TANGEDCO and Environmental Clearance. In this regard, the applicant has also furnished an undertaking in the reference 15th & 20th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS, AAI, IAF, TANGEDCO and Environmental Clearance.

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.

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.

6. 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.

The applicant has also furnished Certificate issued by the Professor Dr.K.P.Jaya, Division of structural engineering, Anna University dt.16.02.2021 for the structural design and the detailed drawing in the reference 21st cited.

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 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.

8. The applicant 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.

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

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

11. 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.

12. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

13. 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.

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

15. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

16. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

17. The applicant has furnished remarks from TANGEDCO regarding reservation of land for substation and the space reserved for substation to be handed over to TANGEDCO before completion of the project. An undertaking to this effect is also furnished by the applicant.

18. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/63 (A to G) /2021, dated .12.2021 in Permit No. 14517 are sent herewith. The Planning Permission is valid for the period from .12.2021 to .12.2026.

19. 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.

20. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

21. 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,

for **MEMBER-SECRETARY**

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 12th cited.

Copy To:

1. **M/s. Baashyaam Constructions Pvt. Ltd.,**
Rep. by its Director **Thiru.R.Yuvaraajann**
No. 87, G.N Chetty Road, T.Nagar,
Chennai – 600 017.
(This approval is not final; you have to approach The Commissioner, Greater Chennai Corporation 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),
Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Thiru. A. Venkatakrishnan, B.Arch**
CMDA Reg. No. **RA/Gr.I//19/03/053**, Dt.08.03.2019
No.18, 3rd Seaward Road, Valmiki Nagar, Thiruvannamiyur, Chennai – 600 041
Contact No.9884377888,
Email-kck@nva.in.

9. **Thiru.P. Jegatheesan, M.E (Struct)**
CMDA Reg No. **SE/Gr.I/19/03/027**, dt 22.03.2019
Plot No.12B, VGN Gothandaram Nagar, Urapakkam West-603211
Contact No.9962545631
Email -jagatheesan @buroengineers.in
10. **Dr.C.Venkata Prasad, M.S. Phd.,**
CMDA Reg No. **GTE/19/03/003**, dt.01.03.2019
No.11, 2nd Main Road, Kannappa Nagar, Thiruvannamiyur, Chennai 600 041.
Contact No.9444937964
Email-info@geomerineindia .com
11. **Thiru.R.Rajendran, B.Tech.,**
CMDA Reg No. **CE/2020/12/858**, dt.28.12.2020
No.39, Bharathi Nagar Main Road,
Bharathi Nagar, Vellore. Tamil Nadu -632006.
Contact No. 9940647533
Email kartheebishwar@gmail .Com

Chennai Metropolitan Development Authority

Govt (r Cms) No: 46 PLANNING PERMIT
dt 26.02.2021 (Sec 49 of T & C. P. Act 1971)

PERMIT No. 14517

Date of Permit 29.12.2021

C/PP/MSB/63(A & G)/2021

File No C3(N)/674/2020 M/s. Baashyaam Construc-
tions PVT.Ltd. Rep by Its

Director Thiru. R.yuvarajann

Name of Applicant with Address NO: 87, G.N. Chetty Road,
T.Nagar, Chennai-17

Date of Application 23.12.2020

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

Site Address

Division No. As Per enclosure

Development Charge paid Rs. 6,90,000/- Challan No. B0019676 Date 06.08.21

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 28.12.2026 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.

For MEMBER SECRETARY

28/12/2021

ANNEXURE

File No. C3 (N)/0674/2020. Permit No. 14517

Planning Permission No. C/PP/M20/63 (A to G)/2021

Planning Permission Application for the proposed construction of high rise building (HRSB) for Residential cum Commercial (Retail quarter & multipurpose hall) Purpose with an Attached Garage (Residential) (Ward for parking use) = 5th floor part (Ward for parking use) 6th floor part (Retail quarter) = 1st floor (Residential & Multipurpose hall) = 2nd floor (Residential and Cum & SHB use) = 3rd floor Residential and Swimming pool with facilities = 4th floor to 10th floor (Residential) with two towers with 240 dwelling units, dwelling with **Premium F&S**, at No 120, MG Road, 1st Avenue, Ashok Nagar, Chennai - 600082. Comprising in and S. No. 277 part, T.S. No. 147 in Block No 74 of Kalamassalam village, within limits of Greater Chennai Corporation, Zone 3, Division 122, applied by **M/s. Sashiyam Constructions Pvt. Ltd.**, Rep. by its Director **Thiru. R. Yuvrajaram**

Thiru. R. Yuvrajaram



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமளப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00044/2022		C3(N)/674/2020 - 29/12/2021	
மண்டலம் / Zone	கோட்டை / Ward	அனுமதி நாள் / Approval Date	வழங்கிடப்பட்ட நாள்/ Application Date
N10	N132	03/02/2022	04/01/2022
அனுமதி எண் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		BAASHYAAM CONSTRUCTIONS PVT LTD-REP BY ITS DIRECTOR THIRU. R. YUVARAJANN, No. 87, G.N Chetty Road, T.Nagar, Chennai 600 017.	
சேவைகளை வழங்கும் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:120,Block No:71,Plot No:120, Survey No:T.S.No.14/7, 11th Avenue Ashok Nagar,Ashok Nagar,Ashok Nagar,Kodambakkam, Chennai, 600083	
Building License Fees		5317800	
Road cut charges - CMWSSB SEWERAGE		104900	
Road cut charges - CMWSSB, WATER		104900	
Road cut charges - TNEB		104900	
Scrutiny Fees		600	
Workers Welfare Board		6514500	
மொத்தக் கட்டணம்/ Total (In Rs.)		12147600	

Amount (in words): Rupees One Crore Twenty One Lakhs Forty Seven Thousands Six Hundred Only

Payment Details:

DD Number:010771

Amount 12147600
(In Rs.):

Date: 20/01/2022

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரம்பு நகரமிப்படி அனுமதி

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

அனுமதி எண் முடிவு 02/02/2027

Permit Valid upto 02/02/2027



Digitally Signed by K
Sundararajan
Date: 03-Feb-2022 (17:30:39)

Executive Engineer (T.P.)



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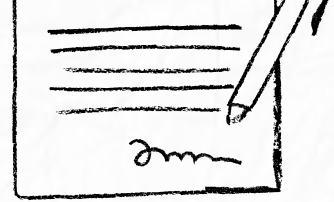
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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