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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.

File No. **: CMDA/PP/HRB/S/0548/2023** Date : 18/12/2024

To

The Commissioner,

The 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 60.0m height consisting of Extended Double Basement floor + Stilt floor part (Parking)/ Ground floor part (Double height lobby, Association Room, Meter room & Generator room) + 1st floor (3-D.U) + 2nd floor to 17 floors (4 DUs in each floor) + 18th floor part (Gym, Party Hall, Open swimming Pool) Residential building with 67 dwelling units availing with Premium FSI at Old Door No.21, New Door No.2, Dr.Govindan road & Reddykuppam road, Devanathan Coloy, West Mambalam, Chennai – 600 033 comprised in Old Pymash No.863 to 868 (part), T.S.No.11/1, Block No.27 of Mambalam Village within the limits of Greater Chennai Corporation applied by M/s. Baashyaam Constructions Private Limited, Represented by its Director Abinesh - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. The Planning Permission Application received in SBC No.CMDA/PP/HRB/S/0548/2023, dated 28.07.2023.
2. AAI NOC received in letter No.CHEN/SOUTH/B/080223/773583; Dated 25.09.2023
3. IAF NOC - AFS- Tambaram received in letter No. AFSTAM/4009/5/ATS(BM-II); Dated 11.08.2023,
4. Minutes of the 273rd MSB Panel meeting held on 17.11.2023.
5. DF&RS NOC received in Letter R.Dis. No.19729/C1/2023, PP NOC No.210/2023 dated 27.12.2023
6. This office letter even No. dated 28.12.2023 addressed to the Government.
7. Government (Ms) letter No.37/H&UD/2024 dated 16.02.2024.
8. Structural drawings vetted by Anna University issued on 29.02.2024.
9. Environmental Clearance in Letter dated 22.03.2024 for Proposal No. SIA/TN/INFRA2/453614/2023 dated 22.03.2024.
10. Applicant letter dated 23.05.2024 furnished Gift deed for OSR area.
11. U.O.Note received from TDR division in U.O.Note No.TDR/7468/2024 dated 25.06.2024.
12. This office letter even No. dated 24.06.2024 addressed to SRO,Thyagaraya Nagar.
13. This office online DC advice letter dated 27.06.2024.
14. Applicant letter dated 22.07.2024 furnished DRCutilisation application in DRC NO.118/2023.
15. U.O.Note received from TDR division in No.TDR/10293/2023 dated 14.08.2024 (DRC adjusted for Premium FSI)
16. This office letter even No. dated 23.09.2024 addressed to the applicant .
17. Applicant remitted the DC and other charges dated 02.11.2024.
18. Applicant letter received dated 08.11.2024 furnished Remittance of Premium FSI penalty charges.

The Planning Permission Application for the Proposed construction of High Rise Building (HRB) with 60.0m height consisting of Extended Double Basement floor + Stilt floor part (Parking)/ Ground floor part (Double height lobby, Association Room, Meter room & Generator room) + 1st floor (3-D.U) + 2nd floor to 17 floors (4 DUs in each floor) + 18th floor part (Gym, Party Hall, Open swimming Pool) Residential building with 67 dwelling units availing with Premium FSI at Old Door No.21, New Door No.2, Dr.Govindan road & Reddykuppam road, Devanathan Coloy, West Mambalam, Chennai – 600 033 comprised in Old Pymash No.863 to 868 (part), T.S.No.11/1, Block No.27 of Mambalam Village within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited and subject to the usual conditions put forth by CMDA in the reference 13th and compliance of conditions imposed by other Government agencies in the reference to 2nd, 3rd, 5th & 9th 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
I	Scrutiny Fees	Rs.42,730.00	CMDA/PP/Ch/11515/2023 & dt. : 28 July, 2023
II	Scrutiny Fees	Rs.21,439.00	CMDA/PP/Ch/14131/2024 & dt. : 16 May, 2024
III	Balance Scrutiny Fees	Rs.20,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
IV	Development charges for land per Sq. m.	Rs.22,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
V	Development charges for building per Sq. m.	Rs.2,75,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
VI	Regularisation charge for land	Rs.4,30,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
VII	OSR Charges	Rs.1,47,60,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
VIII	Security Deposit for Building	Rs.41,25,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
X	I & A Charge	Rs.56,75,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
XI	Shelter Charges	Rs.1,52,25,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
XII	IDC - CMWSSB (For sewered area only)	Rs.57,10,000.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/14781/2024 & dt. : 02 November, 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 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.

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/0046/2024** dated **18/12/2024** in **Permit No. OL-01447** are sent herewith. The Planning Permission is valid for the period from **18/12/2024 to 17/12/2032**

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.

13. The Street alignment portion measuring an extent of 242.43 Sq.m. comprised in T.S.No.11/1 part, Block No.27 of Mambalam Village has been registered through a registered gift deed document No.1750/2024 dated 19.06.2024 and the has been taken over by TDR division in No.TDR/7468/2024 dated 25.06.2024 through Land delivery Recipt.

14. An amount of Rs.9,85,25,000/-.of Premium FSI charge has been adjusted from the DRC No. 118/2023 dated 09.08.2023 issued in favour of the Theosophical Society, represented by Mr.K.Jaikumar

15. The applicant has also remitted the Premium FSI Penalty interest amount of Rs.15,54,805/- in receipt No.B0026256 dated 07.11.2024.

16. 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.

17. 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 hotwater 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 rooftop to receive direct sun light. The load bearing capacity of the roof shall atleast be 50Kilogram 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.

18. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI, IAF, EIA. In this regard , the applicant has also furnished an undertaking in the reference cited abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI & IAF.

19. The applicant has furnished Structural drawings and report vetted by Anna University issued dated 29.02.2024. in the reference 8 th cited.

20. 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.

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

22. 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.

23. 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 regard, the applicant has furnished an undertaking.

24. 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.

Yours faithfully,

Signature valid
Name :S. Vasudevan.
Designation :Assistant Planner
Date :12/19/2024 11:43:43 AM

Name: S Vasudevan.

Designation: Assistant Planner

Date: 19 December, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Baashyaam Constructions Pvt Ltd Rep by its Director Abinesh,
Door No. 87, G.N.Chetty Road,
T.Nagar, Chennai – 600017.

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600 008.

The Director,
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 - 600 034.

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. K.Shivashankar., Architect,
No.6/25, Cenotaph Road,
1st Street, Teynampet,
Chennai - 600 018.

Thiru.P.Jegatheesan, Structural Engineer,
Plot No.12B, V.G.N.Gothandaram Nagar,
Urapakkam West - 603211.

Thiru.R.Rajendran,
Construction Engineer,
Door No.39, bharathi Nagar Main Road,
Bharathi Nagar, Vellore,tamil Nadu - 632 006.



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