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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/0779/2023** Date : 10/09/2024

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission application for the proposed construction of High Rise Group Development building with Extended Double Basement floor (Meant for parking) + Combined Stilt floor (part) (meant for parking) / Ground floor (part) (Shops & Creche) over & above 6 Towers with Combined first floor for Podium & Club house use (Swimming pool along with dressing room, Gym, Indoor games, Badminton Court, Mini Theatre, Guest room, Kitchen, Multi-purpose hall and Dining) and Residential use (at Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: Nil Dwelling units, Tower- 05 & 06: 6 Dwelling units) with 21 Dwelling units + Combined 2nd floor (Tower-01: 5 Dwelling units, Tower-02: 5 units, Tower-03: 5 units, Tower-04: Nil Dwelling units, Tower- 05 & 06: 8 Dwelling units) with 23 dwelling units + Combined 3rd floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 dwelling units + Combined 4th floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 dwelling units + 5th floor to 33rd floor (at Tower-01 to 04 with Height 106.80m and 145 Dwelling units in each Tower) and 5th floor to 32nd floor (at Tower-05 & 06 with Height 106.90m and 224 Dwelling units in each Tower) Totally (Tower-01 to 3: 165 Dwelling units in each Tower, Tower-04: 155 Dwelling units, Tower-05 & 06: 254 Dwelling units) 904 dwelling units, at Plot - A abutting Neelangarai - Thoraipakkam link road, Okkiyam Thoraipakkam, Chennai-600097, lies in CMDA approved sub division no PPD/L.O No. 62/2021, vide letter no. L1/66/2021, dt.07.04.2021. Comprised in S.nos 406/79A (part) & 406/80A (part) of Okkiyam Thoraipakkam village, Sholinganallur taluk, within the limits of Greater Chennai Corporation, Zone: - XV; Division: -193. Applied by M/s. Baashyaam Reality Pvt. Ltd., and Baashyam Ventures Pvt. Ltd., Rep By its Director Y.Abinesh - Approved and forwarded to Local Body for issue of Building Permit - Reg.

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0779/2023 dated 06.11.2023
2. Earlier Sub division approval by CMDA in Planning Permission no PPD/L.O No. 62/2021, vide letter no. L1/66/2021, dt.07.04.2021.
3. NOC issued by IAF in letter No. AFSTAM/4009/5/ATS (BM-II), Dated 28.08.2023.
4. This office letter even No. dt.10.11.2023 addressed to DF&RS
5. Minutes of the 273rd MSB Panel meeting held on 17.11.23.
6. This office letter even No. dt 27.12.2023 addressed to the applicant
7. This office Letter even No.dt.28.12.2023 to Govt.
8. This office letter even No. dt 09.01.2024 through online
9. NOC from DF & RS letter no. R.Dis.No. 20618/C1/2023, PP NOC No. 14/2024 dated.19.01.2024

10. Govt. in Letter (Ms) No. 39 H & UD (UD I) Dept. dated 16.02.2024

11. NOC issued by AAI in NOC ID: For: CHEN/SOUTH/B/122623/865666, dated 26.02.2024

12. Environmental Clearance NOC issued vide EC Identification No. EC23B3812TN5290970N dated.13.03.2024

13. Revised plan and Particulars received from the applicant through online on 24.06.2024.

14. GLV taken from website on 05.07.2024.

15. This office DC & other charges demand noties issued in letter even no. dt.08.07.2024

16. The applicant letter dt. 22.07.2024 along with a copy of DRC.

17. This office interest for Premium FSI charges demand letter even no. dt.27.08.2024 addressed to the applicant.

18. The applicant letter dt. 04.09.2024 & 05.09.2024.

The Planning Permission application for the proposed construction of High Rise Group Development building with Extended Double Basement floor (Meant for parking) + Combined Stilt floor (part) (meant for parking) / Ground floor (part) (Shops & Creche) over & above 6 Towers with Combined first floor for Podium & Club house use (Swimming pool along with dressing room, Gym, Indoor games, Badminton Court, Mini Theatre, Guest room, Kitchen, Multi-purpose hall and Dining) and Residential use (at Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: Nil Dwelling units, Tower- 05 & 06: 6 Dwelling units) with 21 Dwelling units + Combined 2nd floor (Tower-01: 5 Dwelling units, Tower-02: 5 units, Tower-03: 5 units, Tower-04: Nil Dwelling units, Tower- 05 & 06: 8 Dwelling units) with 23 dwelling units + Combined 3rd floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 dwelling units + Combined 4th floor (Tower-01: 5 Dwelling units, Tower-02: 5 Dwelling units, Tower-03: 5 Dwelling units, Tower-04: 5 Dwelling units, Tower-05 & 06: 8 Dwelling units) with 28 dwelling units + 5th floor to 33rd floor (at Tower-01 to 04 with Height 106.80m and 145 Dwelling units in each Tower) and 5th floor to 32nd floor (at Tower-05 & 06 with Height 106.90m and 224 Dwelling units in each Tower) Totally (Tower-01 to 3: 165 Dwelling units in each Tower, Tower-04: 155 Dwelling units, Tower-05 & 06: 254 Dwelling units) 904 dwelling units, at Plot - A abutting Neelangarai - Thoraipakkam link road, Okkiyam Thoraipakkam, Chennai-600097, lies in CMDA approved sub division no PPD/L.O No. 62/2021, vide letter no. L1/66/2021, dt.07.04.2021. Comprised in S.nos 406/79A (part) & 406/80A (part) of Okkiyam Thoraipakkam village, Sholinganallur taluk, within the limits of Greater Chennai Corporation, Zone: - XV; Division: -193. Applied by M/s. Baashyaam Reality Pvt. Ltd., and Baashyam Ventures Pvt. Ltd., Rep By its Director Y.Abinesh has been examined and Planning Permission is issued based on the orders of Government letter in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 3rd, 9th, 11th & 12th cited above.

The applicant should obtain concurrence for the land earmarked for the proposed Sub-Station and shall gift the same to TANGEDCO before applying for the CC.

The Premium FSI charges has been adjusted in the DRC furnished by the applicant and interest for the Premium FSI charges for an amount of Rs.56,77,726/- has been remitted vide Receipt No. B0026013 dt.28.08.2024.

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.7,20,520.00	CMDA/PP/Ch/12320/2023 & dt. : 06 November, 2023
II	Scrutiny Fees	Rs.2,74,466.00	CMDA/PP/Ch/14664/2024 & dt. : 20 June, 2024
III	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
IV	Development charges for land per Sq. m.	Rs.2,00,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
V	Development charges for building per Sq. m.	Rs.36,20,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
VI	Security Deposit for Building	Rs.5,42,05,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
VIII	I & A Charge	Rs.7,88,87,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024

IX	Security Deposit for Septic Tank / STP	Rs.11,53,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
X	Shelter Charges	Rs.7,66,50,000.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 2024
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/14902/2024 & dt. : 04 September, 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/0025/2024** dated **10/09/2024** in **Permit No. OL-01175** are sent herewith. The Planning Permission is valid for the period from **10/09/2024 to 09/09/2032**

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 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 at least 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.

14.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.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI, IAF & Environmental Clearance . In this regard, 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, AAI, IAF & Environmental Clearance.

16.The applicant has furnished Structural design & drawing for the proposed building vetted by Structural Design Vetted by Dr.K.P.Jaya Professor Division of Structural Engineering ,Dept of Civil Engineering, Anna University dated 15.04.2024.

17.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.

18. 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.

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

20. 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.

21. 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 Not Verified
Name :S Sundraraj
Designation :Assistant Planner
Date :09/10/2024 1:21:13 PM

Name: S Sundraraj

Designation: Assistant Planner

Date: 10 September, 2024

For

Member Secretary

CMDA

Encl :

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



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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