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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: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)  
 Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/SB/C/159/2019

Dated: 11.06.2019

To

**The Principal Chief Engineer**  
 Greater Chennai Corporation  
 Ribbon Building  
 Chennai - 600 003.

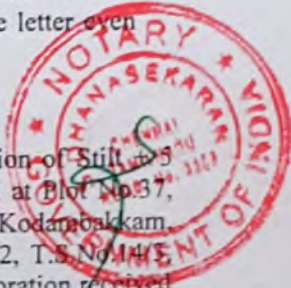
Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission Application for the proposed construction of Stilt + 5 floors Residential building with 10 dwelling units availing Premium FSI at Plot No.37. Old Door No.21, New Door No.12, Subramanya Nagar 1<sup>st</sup> Street, Kodambakkam, Chennai-600 024 comprised in Old Pymash No.1044 to 1049, S.No.24/2, T.S.No.14/3, Block No.49 of Puliur Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. PP/SB/C/159/2019, dated 09.04.2019
  2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
  3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  5. G.O.MS.No.18, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
  6. Office Order 7/2019 dated 12.03.2019
  7. DRC No.070/2018 dated 01.11.2018, TDR/15534/2012 dt.2.5.2019
  8. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
  9. GLV letter to Sub-Registrar officer dated 07.05.2019
  10. Letter received from Sub-Registrar officer dated 09.05.2019.
  11. DC and other charges sent to the applicant in this office letter even No. dated 16.05.2019.
  12. The applicant's letter received on 03.06.2019.

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The Planning Permission Application for the proposed construction of Stilt + 5 floors Residential building with 10 dwelling units availing Premium FSI at Plot No.37, Old Door No.21, New Door No.12, Subramanya Nagar 1<sup>st</sup> Street, Kodambakkam, Chennai-600 024 comprised in Old Pymash No.1044 to 1049, S.No.24/2, T.S.No.14/3, Block No.49 of Puliur Village within the limit of Greater Chennai Corporation received



For BAKER INFRASTRUCTURE PVT LTD:  
 SUBRAMANYA NAGAR PROJECT

*[Signature]*

Authorised Signatory

in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8<sup>th</sup> cited.

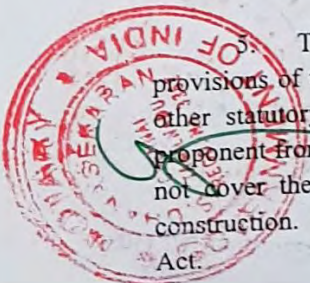
2. The applicant has remitted the following charges in the reference 8<sup>th</sup> cited.

Sl.No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 17,000/-	B0011742 dated 16.05.2019.
ii)	Scrutiny fee	Rs.1,400/-	
iii)	Regularization charges	Rs. 39,200/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 2,25,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 3,05,400 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 1,95,600/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 5,99,000 /-	

3. Two copies of approved Plans are Numbered as B / Non High Rise Bldg. / 108 /2019 dated 11.06.2019 in Planning Permit No. 12491 are sent herewith. The Planning Permit is valid for the period from 11.06.2019 to 10.06.2024.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. 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.



For BAKER INFRASTRUCTURE PVT. LTD.  
SUBRAMANIA NARAYANAN

*[Signature]*  
Authorised Signatory

6. 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, 1924, Tamil Nadu Panchayat Act, 1994. 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.

8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.



FOR BAKER INFRASTRUCTURE PVT LTD.  
SUBRAMANIAN NACAR PRINCIPAL  
Authorised Signatory

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 8<sup>th</sup> cited.

Yours faithfully,

*h. shreeganesh*  
11/6/19  
For Deputy Planner  
Area Plans Unit

*h. shreeganesh*  
11/6/19

- Encl: 1. Two copies of approved Plans  
2. Two copies of Planning Permit

Copy to:

1. Applicant

M/s. Baker Infrastructure Pvt. Ltd.  
Door No.30, Ramanujam Street,  
T.Nagar,  
Chennai 600 017.

2. The Member  
Appropriate Authority  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.

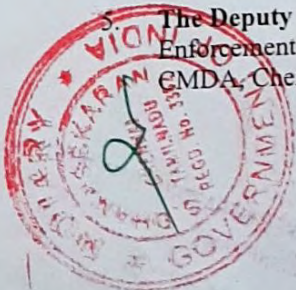
3. The Chief Engineer  
CMWSSB,  
No.1, Pumping Station Road,  
Chintadripet, Chennai - 600 002.

4. The Commissioner of Income Tax  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.

For BAKER INFRASTRUCTURE PVT LTD.-  
SUBRAMANIYA NAGAR PROJECT

*h. shreeganesh*  
Authorised Signatory

5. The Deputy Planner  
Enforcement Cell (Central)  
CMDA, Chennai – 600 008.



*h. shreeganesh*  
11/6/19  
S. DHANASEKARAN, M.A., B.L.  
ADVOCATE & NOTARY  
COMMISSIONER OF OATHS  
No.79, Arcot Road, Valasaravakkam,  
Chennai - 600 087. Cell : 98400 58187

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Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 12491

B/Non-High Rise Bldg./108/2019 Date of Permit 11-06-19  
M/S Baker Infrastructure

File No. SB/C/159/2019 (P) Ltd., No. 30, Ramanujam Street, T. Nagar, Chennai-17

Name of Applicant with Address. Rep. by. Its. M. D., Mr. P. Suresh

Date of Application. 09.01.19  
Nature of Development: ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~  
Stilt + 5 floors Residential ✓

Site Address: Premium FSI at Plot No. 37, Old Door No. 21, New Door No. 12, Subramanya

Division No. Nagar 1st Street, Koolambakkam, Chennai-24 comprised in Old Pymash No. 1044 to 1049, S.No. 24/2, T.S. No. 14/3, Block No. 49 of Puliyur village.

Development Charge paid Rs. 1,00,000/Challan No. 16008 Date 16.08.19

✓ 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 10-06-24  
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.

h. shangubhai  
For MEMBER SECRETARY

For BAKER INFRASTRUCTURE PVT LTD.-  
SUBRAMANIYA NAGAR PR. ST  
M.S.  
Authorised Signatory



பெருநகர சென்னை மாநகராட்சி  
 Greater Chennai Corporation  
 நகரமைப்பு பிரிவு  
 Town Planning Section-Central Region  
 கட்டிட அனுமதி

Building Permission

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

கட்டிட அனுமதி எண்/ Building Plan No <b>CEBA/WDCN10/00197/2019</b>		கட்டிட அனுமதி எண்/Plan Submission No <b>CMDA/PP/SB/C/159/2019 - 11/06/2019</b>	
மண்டல எண் / Zone <b>N10</b>	கோட்டம் / Ward <b>N134</b>	அனுமதி தேதி / Approval Date <b>22/08/2019</b>	மனுக்கள் சமர்ப்பிக்கப்பட்ட நாள் / Application Date <b>22/08/2019</b>
மனுக்களாசிரியர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address <b>BAKER INFRASTRUCTURE PVT LTD GPA-REP. BY R.SURESH DOOR NO:30, RAMANUJAM STREET, T.NAGAR, CHENNAI-600017.</b>		Building Permit for CMDA Approved Plan	
சேவையின் விவரம் / Service Type <b>மனை அமைப்பீடு / Plot address</b>		<b>Door No:12/21,Block No:49,Plot No:37, Survey No:T.S.No14/3, KODAMBAKKAM, Subramania Nagar I Street,Subramania Nagar,West Mambalam,Puliyur, Chennai, 600024</b>	
Building License Fees		88600	
Road cut charges - CMWSSB SEWERAGE		19100	
Road cut charges - CMWSSB, WATER		14400	
Road cut charges - TNEB		14400	
Scrutiny Fees		600	
Workers Welfare Board		138100	
மொத்தக் கட்டணம் / Total (In Rs.)		275200	

Amount (in words): Rupees Two Lakh Seventy Five Thousands Two Hundred Only

Payment Details:  
 DD Number: 048015      Amount 275200      Date: 02/08/2019      Bank: INDIAN OVERSEAS BANK  
 (In Rs.)

பின் குறிப்பில் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புமிக் கட்டிட வரையறு நகலினை 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 21/02/2020 ஆம் தேதிக்குள் செயல்படும் நகலினைக் கட்டிடம் கட்டப்படவில்லை என்றால் இது நகலினைக்குத் தவறான அனுமதி  
 முடிவு நாள் 21/08/2024  
 This Sanction will expire if the construction is not started with in 21/02/2020

If Construction started Building Permit is valid up to 21/08/2024



Digitally Signed by A S Murugan  
 Date: 22-Aug-2019 (16:29:13)  
 Executive Engineer (T.P.)

For BAKER INFRASTRUCTURE PVT LTD.-  
 SUBRAMANIYA NAGAR PROJECT

Authorised Signatory