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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

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0683/2020 Dated: 29.06.2021

To

The Commissioner,
Tambaram Municipality,
Chennai.

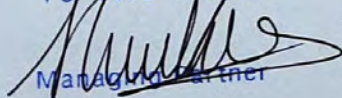
Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Affordable Housing consisting of Stilt floor + 5 floors (18.30 m height) with 34 dwelling units of Residential building with Indoor games room at Door No.21, MES Road and Sharma Street, East Tambaram, Chennai – 600 059 Comprised in Old S.Nos.209/14 & 209/15 (part) as per TSLR, Old S.Nos. 209/14A & 209/15A, T.S.No.35, Block No.6, Ward No.F of Irumbuliyur Village within limit of Tambaram Municipality - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/S/0683/2020 dated 26.12.2020.
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 and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant in this office letter even No. dated 10.03.2021
9. The applicant's letter dated 12.03.2021 & 21.06.2021

Planning Permission Application for the proposed construction of Affordable Housing consisting of Stilt floor + 5 floors (18.30 m height) with 34 dwelling units of Residential building with Indoor games room at Door No.21, MES Road and Sharma Street, East Tambaram, Chennai – 600 059 Comprised in Old S.Nos.209/14 & 209/15 (part) as per TSLR, Old S.Nos. 209/14A & 209/15A, T.S.No.35, Block No.6, Ward

For The Nest


Managing Director

1/4

No.F of Irumbuliur Village within limit of Tambaram Municipality received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	Vide Receipt No. B0018806 dated 11.03.2021
1.	Development Charges	Rs.51,000/-	
2.	Scrutiny Fee	Rs.4,000/-	
3.	Regularisation Charges	Rs.93,000/-	
4.	OSR Charges	Rs.7,96,000/-	
5.	I&A charges	Rs.12,73,000/-	
6.	Security Deposit for Building	Rs.8,27,000/-	
7.	Security Deposit for Display Board	Rs.10,000/-	
8.	Security Deposit for Septic Tank	Rs. 34,000/-	
9.	Shelter Fee	Rs. 1,10,000/-	

3. Two sets of approved Plans are Numbered as PP / NHRB / 171 / 2021 / A & B dated 29.06.2021 in Planning Permit No. 14179 are sent herewith. The Planning Permit is valid for the period from 29.06.2021 to 28.06.2026.

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.

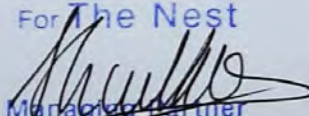
6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act,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

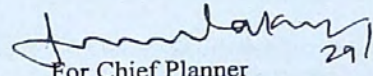
9. This Planning Permission is not final. The applicant has to approach The Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.

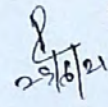
For The Nest

Managing Partner

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

11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,

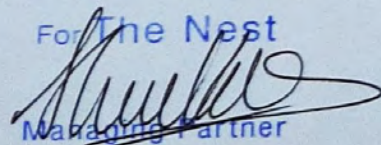

For Chief Planner
(B-South, APU) 29/6/21


29/6/21

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

Copy to:

1. **The Nest**
Represented by M.Shanker Ganesh
Door No.21, MES Road and Sharma Street,
T.S.No.35, Block No.6, ward No.F, Irumbuliyur
Village, Tambaram Taluk, Chengalpattu District.
2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.
3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

For The Nest

Managing Partner

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

(169)

PERMIT No.

14179

Date of Permit 29.06.2021

PP/NHRB/171/2021/A&B

The Nest

Represented by

File No. PP/NHRB/5/B2/683/2020

M. Shankar Ganesh

Name of Applicant with Address Door No. 21, MES Road and

Sharma Street, J.S. No. 35,

Block No. 6, Ward No. F, Trumbuliyur Village,

Tambaram Taluk, Date of Application 26.12.2020

Chengalpattu District

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

PP for the proposed construction of Affordable

Site Address Housing consisting of 5 floors

(18.30 m height) with 34 dwelling units of

Division No. Residential building with indoor games

room at Door No. 21, MES Road and Sharma Street,

East Tambaram, Chennai - 59. in old S.No. 209/1A &

209/151 part 2 as per T&LR old S.No. 209/1A & 209/151A,

J.S. No. 35, Block No. 6, Ward No. F of Trumbuliyur Village

Development Charge paid Rs 51,000/-

Challan No. 30018806

Date 29.03.2021

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 28.06.2026 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

C.8

29/6/2021

For The Nest

Managing Partner

தாம்பரம் நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை: திரு. R. இலட்சுமணன் B.E.,

ந.க.எண்:1776/2021/எப்1

க.ம.எண்:257/2021

க.உ.எண்:249/2021

நாள்: 19/07/2021

பொருள்:கட்டிட உரிமம்-தாம்பரம் நகராட்சி- இரும்புலியூர் கிராமம், நகரளவு பதிவேடுபடி பழைய சர்வே எண்.209/14 & 209/15(part), பழைய சர்வே எண்.209/14A & 209/15A, நகரளவு எண்.35 பிளாக் எண்.6 வார்டு எண்.F கதவு எண்.21, MES ரோடு மற்றும் சர்மா தெரு - குடியிருப்பு கட்டிடம் கட்ட சென்னை பெருநகர் வளர்ச்சி குழுமத்தின் மூலம் திட்ட அனுமதி ஒப்புதல் அளிக்கப்பட்ட வரைபடத்திற்கு கட்டிட அனுமதி உத்தரவு வழங்குதல்-சம்மந்தமாக.

பார்வை:1.சென்னை பெருநகர் வளர்ச்சி குழுமம் கடிதம்
 PP/NHRB/S(B2)/0683/2020,நாள்:29.06.2021.
 Permit no. 14179/PP/NHRB/171/2021/A & B.
 2.இவ்வலுவலக அறிவிப்பு நாள்:09.07.2021.

உத்தரவு:

தாம்பரம் நகராட்சி எல்லைக்குட்பட்ட இரும்புலியூர் கிராமம், நகரளவு பதிவேடுபடி பழைய சர்வே எண்.209/14 & 209/15(part), பழைய சர்வே எண்.209/14A & 209/15A, நகரளவு எண்.35 பிளாக் எண்.6 வார்டு எண்.F கதவு எண்.21, MES ரோடு மற்றும் சர்மா தெரு குடியிருப்பு கட்டிடம் கட்ட பார்வை 1ல் கண்டுள்ள கடிதம் மூலம் சென்னை பெருநகர் வளர்ச்சி குழுமத்தால் திட்ட அனுமதி permit no. 14179/PP/NHRB/171/2021/A & B எண்ணிடப்பட்டு நிபந்தனைகளுடன் சலுகை ஒப்புதல் அளிக்கப்பட்ட வரைபடம் வரப்பெற்றது.

அதன்பேரில், பார்வை 2ல் கண்டுள்ள இவ்வலுவலக அறிவிப்பில் தெரிவித்துள்ள கட்டணங்களை மனுதாரரால் கீழ்க்கண்டவாறு செலுத்தப்பட்டுள்ளது.

1.கட்டிட உரிமம் கட்டணம்-ரூ.4,32,500/-

(ரசீது எண்:009/01/1/21-22/0002303/ நாள்:19-07-2021)

2.மழைநீர் சேகரிப்பு வைப்பு தொகை-ரூ.18,000/-

(ரசீது எண்:009/01/1/21-22/0002304/ நாள்:19-07-2021)

3.பாதாள சாக்கடை திட்ட வைப்புதொகை-ரூ.9,25,000/-

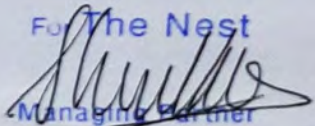
(ரசீது எண்:009/01/1/21-22/0002305/ நாள்:19-07-2021)

4.குடிநீர் இணைப்பு வைப்பு தொகை-ரூ.1,08,000/-

(ரசீது எண்:009/01/1/21-22/0002306/ நாள்:19-07-2021)

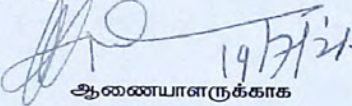
5.கட்டிடத் தொழிலாளர் நலக்கட்டணம்-ரூ.9,79,000/-

(DD.No.009361/HDFC Bank, நாள்:16-07-2021)

For The Nest

 Managing Partner

6.சொத்துவரி மற்றும் காலிமனை வரி எண்.009/025/00484- 2021-2022-IIம் அரையாண்டு வரை செலுத்தப்பட்டுள்ளது.

மேற்படி கட்டணங்கள் கட்டிட உரிமம் பெறுவதற்காக நகராட்சிக்கு செலுத்தப்பட்டுள்ளது என்பதால் சென்னை பெருநகர வளர்ச்சி குழும திட்ட அனுமதி permit no. 14179/PP/NHRB/171/2021/A&B மற்றும் வரைபடத்தில் தெரிவித்துள்ள நிபந்தனைகளுக்கு உட்பட்டு தாம்பரம் நகராட்சி கட்டிட உரிமம் எண்.249/2021 நாள்.19/07/2021 மற்றும் கட்டிட உரிமம் 19/07/2021 தேதி முதல் 18/07/2026 வரையிலான காலத்திற்குட்பட்டு அனுமதி வழங்கப்படுகிறது.


19/7/21
ஆணையாளருக்காக
தாம்பரம் நகராட்சி

இணைப்பு:- திட்ட அனுமதி மற்றும் வரைபடம்
பெறுநர்:

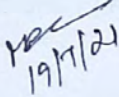
The Nest

Represented by M.Shanker Ganesh

Door No.21, MES Road and Sharma Street,

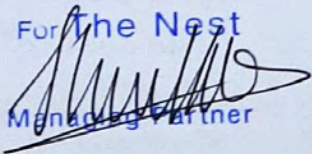
T.S.No.35, Block No.6, Ward No.F, Irumbuliyur Village

Tambaram Taluk, Chengalpattu District.


19/7/21

நகல்:

வருவாய் பிரிவு- கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து வரிவிதிப்பு எண்ணை தெரிவிக்க.

For The Nest

Managing Partner



our services doesn't just end there



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Vastu & Property Management Tools

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