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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

3 JUN 2023

Letter No. Layout -1/10188/2023

Dated: 31.05.2023

To,
The Commissioner,
St. Thomas Mount Panchayat Union,
@ Chittalapakkam,
Chennai - 600064.
Sir,

2614 | 2023
08/06/23.

Sub: CMDA - APU - Layout Division - Proposed sub-division of house sites in the land comprised in S.No.252/1A1C & 1A1D of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat union limit - Approved - Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/10188/2023 on 17.04.2023.
 2. This office letter even No. dated 03.05.2023 addressed to the applicant.
 3. Applicant letter dated 12.05.2023.
 4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
 5. This office DC Advice letter even No. dated 23.05.2023 addressed to the applicant.
 6. Applicant letter dated 26.05.2023 enclosing the receipts for payments.
 7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
 8. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
 9. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for the proposed sub-division of house sites in the land comprised in S.No.252/1A1C & 1A1D of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat union limit was examined and sub-division plan has been prepared to satisfy the Development Regulations requirements and approved.

2. 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, Chennai Metropolitan Development Authority 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 application to prove the same. Thus, CMDA primarily considers 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

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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.

3. The applicant has remitted the following charges/fees in the reference 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.4,800/-	CMDA/PP/Ch/10188/2023 dated 17.04.2023.
Development charges	Rs.20,000/-	B-0023525 dated 26.05.2023.
Layout Preparation charge	Rs.10,000/-	
Regularization charges	Rs.1,05,000/-	
OSR charges	Rs.6,00,000/-	014230 dated 26.02.2023.
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.155/2023 dated 31.05.2023**. Three copies of layout plan and planning permit **No.15469** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and releasing the layout.

6. The project 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 Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 10th & 11th cited.

Yours faithfully,

h. shreeganesh
for Senior Planner, Layout

Encl: 1. 3 copies of sub-division plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the layout plan since the same is registered).

01.6.2023

- Copy to:
1. M/s.The NEST, represented by its Managing Partner Mr.M.Shankar Ganesh, Old No.6, New No.15, Kamaraj Nagar, 4th Street, Choolaimedu, Chennai 600 094.
 2. The Deputy Planner, Master Plan Division, CMDA, Chennai-8.
(along with a copy of the approved layout plan).
 3. TNRERA, CMDA Tower-II, 1st floor, No.1A, Gandhi Irwin Bridge Road, Egmore, Chennai-600 008.
 4. Stock file /Spare Copy.

**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/NHRB/S/0516/2023

Date : 30/08/2023

To

The Commissioner,

St.Thomas Mount Panchayat Union,

Chennai.

Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – Planning Permission for the proposed construction of Still floor + 3 floors (Height – 12.0m) Residential Building with 15 dwellings at Plot No.4, (As per CMDA subdivision), Indira Nagar Main Road, Vengalvasal, Chennai S.No.252/1A1D (Part) of Vengalvasal Village within the limit of St.Thomas Mount Panchayat Union - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. PPA received in SBC No.CMDA/PP/NHRB/S/0516/2023, dated.14.07.2023
 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 MAWS Department, dated 04.02.2019
 6. CMDA office order No.7/2019, dated 12.03.2019
 7. This office DC advice letter even No. dated 28.08.2023 sent to the applicant through online
 8. Applicant paid the DC and other charges to CMDA through online dated 28.08.2023

The Planning Permission Application for the proposed construction of Still floor + 3 floors (Height – 12.0m) Residential Building with 15 dwellings at Plot No.4, (As per CMDA subdivision), Indira Nagar Main Road, Vengalvasal, Chennai S.No.252/1A1D (Part) of Vengalvasal Village within the limit of St.Thomas Mount Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter in the reference 7th 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.5,064.00	CMDA/PP/Ch/11334/2023 & dt. : 11 July, 2023
II	Balance Scrutiny Fees	Rs.6,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
III	Development charges for land per Sq. m.	Rs.5,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
IV	Development charges for building per Sq. m.	Rs.27,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
V	Security Deposit for Building	Rs.4,76,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
VII	I & A Charge	Rs.6,81,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
VIII	Security Deposit for Septic Tank / STP	Rs.16,000.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023
IX	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11744/2023 & dt. : 28 August, 2023

3. Two sets of approved Plans are Numbered as OL-PP/NHRB/0343/2023 dated 30/08/2023 in Planning Permit

No. OL-00487 are sent herewith. The Planning Permit is valid for the period from 30/08/2023 to 29/08/2031.

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 Engineer / 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 concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.

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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.
12. 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 the order of continuance accorded for different stages by CMDA

Yours faithfully,

Signature valid

Name : SANTHOSH KUMAR
M.S
Designation : Assistant Planner
Date : 09/09/2023 10:19:16
AM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 02 September, 2023

For

Chief Planner

Area Plan Unit



Encl :

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

Copy To:

1.M/s.The Nest,
represented by its Managing Partner M.Shanker Ganesh
New No.15, Old No.60,
Kamaraj Nagar, 4th Street, Choolaimedu,
Chennai – 600 094.
Email: legal@nestbuilders.in
Contact No: 9840170541

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

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

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

5.The Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



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Chennai Metropolitan Development Authority
PLANNING PERMIT
 (Sec 49 of T & C. P. Act 1971)

PERMIT No. 15469 Date of Permit 05/2023
PPD No: 155 M/S. The NEST, neby its Managing
LO 2023 Partner Mr. M. SHANKAR GANESH
 File No Layout-1/10188/2023 Old No: 6, New No: 15,
 Name of Applicant with Address Kamraj Nagar, 4th Street,
Choolaimedu, Ch. 600 094
 Date of Application 17/04/2023

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

Site Address Proposed Sub-division of house sites in the
land comprised in S.No. 252/1A1C & 1A1D
 Division No. of Vengalrasal Village, Tambaram Taluk,
Chengalpattu District, St. Thomas Mount Panchayat
Union Limit.
 Development Charge paid Rs. 20,000 Challan No. B-0023525 Date 26/5/23

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 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. Shreeganesh
 01/6/2023
 For MEMBER SECRETARY
30/05/2023



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

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

File No. : CMDA/PP/NHRB/S/0516/2023
Planning Permission No. : OL-PP/NHRB/0343/2023
Permit No. : OL-00487 Date of Permit: 30.08.2023

Name of Applicant with Address : M/s.The Nest,
Represented by its Managing Partner M.Shanker Ganesh
New No.15, Old No.6, Kamarajar Nagar, 4th Street,
Choolaimedu, Chennai 600094.

Date of Application : 14.07.2023

Nature of Development: Building : Proposed construction of Stilt floor + 3 floors (12.0m height)
Residential Building with 15 dwelling units

Site Address : Pot No.4, (As per CMDA subdivision), Indira Nagar Main
Road, Vengaivasal, Chennai S.No.252/1A1D (Part) of
Vengaivasal Village within the limit of St.Thomas Mount
Panchayat Union

Development Charge Paid : Rs. 32,000/- (Rs. Thirty Two Thousand Only)

Receipt No : CMDA/PP/Ch/11744/2023, Dated: 28.08.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and
subject to the condition mentioned below.

The permit expires on 29.08.2031. The building construction work should be completed as per plan
before the expiry date. If it is not possible to complete the construction, then fresh Planning
Permission Application has to be submitted for continuing the construction work. The Rules that may
be currently in force at that time will be applicable.

Yours faithfully


Digitally signed by M.
S. SANTHOSH KUMAR
Date: 2023.08.30
18:13:47 +05'30'
For MEMBER SECRETARY

வேங்கைவாசல் முதல்நிலை ஊராட்சி மன்றத் த
நடவடிக்கைகள்
சென்னை - 600 126.

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அவர்களின்

முன்னிலை : V. ஜெயச்சந்திரன்
க.ஊ.எண் : 84/2023

மு.மு.எண் : OL-PP/NH2B/0343/2023

நாள் : 14/09/2023

பொருள் : கட்டிட/மனை உட்பிரிவு வரைப்பட அனுமதி வேங்கைவாசல் ஊராட்சி
இந்தியா. நகர. அ.ம.யா. 2020, வேங்கைவாசல், தெரு
புல் எண் 252/1A.1D (Part.)
மனைஎண் - 14 - ஆகியவற்றில்
கட்டிடம் / மனை உட்பிரிவு / சுற்றுச்சுவர் / கிணறு முதலியன
கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்வை : அரசு ஆணை எண். 255 நாள் 19.08.97

திரு.திருமதி The Nest Rep Managing Partner அவர்களின்
மனுநாள் 14.9.2023 M. Shankar Ganesh

உத்தரவு :

திரு.திருமதி The Nest Rep Managing Partner M. Shankar Ganesh
இந்தியா. நகர. அ.ம.யா. 2020, வேங்கைவாசல், தெரு புல் எண் 252/1A.1D (Part) - 14 -
வேங்கைவாசல் ஊராட்சி ஆகிய பகுதிகளில் கட்டிடம் / சுற்றுச்சுவர் / கிணறு / கழிப்பிடம் / குளியலறை /
கடைகள் / முதல் தளம் / இரண்டாம் தளம் / பேருந்து வண்டிகள் நிறுத்துமிடம் / மனை உட்பிரிவு
ஆகியவகைகள் கட்டுவதற்கு கீழ்க்கண்ட நிபந்தனைகளுக்குட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது ம் தேதி வரை ஒரு ஆண்டுக்கு செல்லுபடியாகும் அனுமதி
கட்டணம் ரூ. 2500/- ரூபாய். இரண்டாம் தளம் கட்டணம் ரூ. 2500/- மற்றும்
செலுத்தியமைக்கான பல வகைப்பட்ட ரசீது எண். 120555 நாள் 14.9.23 மற்றும்
மழைநீர் சேகரிப்பு டெபாசிட் ரூ. 15000/- (ரூபாய் பதினான்காயிரம் மட்டும்)
அங்கீகரிக்கப்பட்ட வரை படங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன. DD No: 506464
Date 14.9.2023

நிபந்தனைகள்

1. கட்டிடத்தின் வலது பக்கத்தில் 1.5 மீட்டருக்கு குறையாமலும், இடது பகுதியில் 1.5 மீட்டருக்கு குறையாமலும்
இரு பக்கங்களிலும் 3.00 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1994-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக் குழு
விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலோ
ஆக்கிரமணம் செய்வது கூடாது.
4. கட்டிட வேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து ஆய்வு செய்யவரும்
அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரை படங்களை காண்பிக்க வசதியான வேலை நடக்குமிடங்களில் மேற்படி
வரை படங்களை வைத்திருத்தல் வேண்டும்.

5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையறைக்குள் கட்டிடம் கட்டி முடிக்காவிட்டால் அனுமதியை மீண்டும் புதியதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.
6. அனுமதித்த வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்து கட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் / நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்திரவு பெற பிறகு தான் மாறுதல் கட்டிடம் கட்ட வேண்டும்.
7. கட்டிடம் கட்ட உத்திரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவே அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்திரவை ரத்து செய்ய தலைவருக்கு உரிமை உண்டு.
8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.
9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே குடி புக வேண்டும்.
10. கட்டிடத்திலிருந்து வரும் கழிவு நீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்தும் வகையில் வடிகால்களும், கழிவு நீர் தொட்டிகளும் அமைத்துக் கொள்ள வேண்டும்.
11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படயிருந்தால் அவைகளுக்கு மாவட்ட அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாளரிடமிருந்து மற்றும் உறுப்பினர், செயலாளர், சென்னை பெருநகர் வளர்ச்சி குழுமம் ஆகியோரிடமிருந்து அனுமதி பெற்றிருந்தல் வேண்டும்.
12. அங்கீகரிக்கப்பட்ட வரைபடங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக் கொள்ள வேண்டும்.
13. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள் தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

V. Jayadev 14/09/2023
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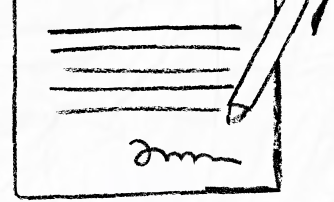
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