



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No 1, Gandhi Irwin Road, Egmore  
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Phone 28414855 Fax 91-044-28548416  
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Web site www.cmdachennai.gov.in

File No. : CMDA/PP/NHRB/S/0285/2022

Date 23/06/2022

To  
The Commissioner  
St. Thomas Mount Panchayat Union  
Chitlapakkam  
Chennai  
Sir,

Sub: CMDA-Area plans Unit - 'B' Channel (South) – The Planning Permission Application for the proposed construction of Stilt + 5 Floors with 18.30 m height Residential building with (Affordable Housing) 25 dwelling units at Plot No K1,K2,K3 & K4, First street, Ishwaryam Garden Extn, Vengaivasal, Chennai Comprised in Old S No. 13/2, New S.No. 13/5B Vengaivasal Village within St.Thomas Mount Panchayat Union Limit Approved and forwarded to Local Body for issue of Building Permit- Reg

- Ref: 1.PPA Received in SBC No.CMDA/PP/NHRB/S/0285/2022 dated 13.06.2022
- 2.G.O.Ms.No.86, H &UD Department dated 28.03.2012
  - 3 G.O.Ms.No.78, H &UD Department dated 04.05.2017.
  - 4 .G.O.Ms.No.85, H &UD Department dated 16.05.2017.
  - 5.Govt Letter No.6188/UD4(3)2017-8 received from H &UD Dept, dated 13.06.2017.
  - 6.G.O.(MS) No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43
  - 7 WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019.
  - 8.This office particular letter sent to the applicant through online on 16.06.2022.
  - 9.Revised plan received through online on 20.06.2022.
  - 10.DC advise sent to the applicant through online on 21.06.2022
  - 11.The applicant paid DC and other charges through online on 21.06.2022.

The Planning Permission application received for the proposed construction of Stilt + 5 Floors with 18.30 m height Residential building with (Affordable Housing) 25 dwelling units at Plot No.K1,K2,K3 & K4, First street, Ishwaryam Garden Extn, Vengaivasal, Chennai Comprised in Old S No. 13/2, New S No. 13/5B Vengaivasal Village within St.Thomas Mount Panchayat Union Limit 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 10th 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
1	Scrutiny Fees	Rs.2,712.00	CMDA/PP/Ch/7822/2022 & dt. : 20 June, 2022

II	Scrutiny Fees	Rs 5,424 00	CMDA/PP/Ch/7732/2022 & dt 09 June 2022
III	Balance Scrutiny Fees	Rs 5,000 00	CMDA/PP/Ch/7852/2022 & dt 21 June 2022
IV	Development charges for land per Sq m And Development charges for building per Sq m	Rs 33,000 00	CMDA/PP/Ch/7852/2022 & dt 21 June 2022
V	Security Deposit for Building	Rs 5,25,000 00	CMDA/PP/Ch/7852/2022 & dt 21 June, 2022
VI	Security Deposit for Display Board	Rs 10,000 00	CMDA/PP/Ch/7852/2022 & dt 21 June, 2022
VII	Security Deposit for Septic Tank / STP	Rs 25,000 00	CMDA/PP/Ch/7852/2022 & dt 21 June, 2022
VIII	I & A Charge	Rs 8,15,000 00	CMDA/PP/Ch/7852/2022 & dt 21 June, 2022
IX	Flag Day Charge	Rs 500 00	CMDA/PP/Ch/7852/2022 & dt 21 June, 2022

3 Two sets of approved Plans are Numbered as **OL-PP/NHRB/0005/2022** dated **23 June, 2022** in **Planning Permit No. OL-00005** are sent herewith. The **Planning Permit** is valid for the period **from 23 June, 2022 to 22 June, 2030**

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 /

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Director

- 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.
  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,

Name :  
NEELAKANDAN ANANDAN  
Designation :  
Channel Assistant Planner  
Date : 24-Jun-

Name: NEELAKANDAN NEELAKANDAN  
Designation: Assistant Planner  
Date: 24 June, 2022  
For  
Chief Planner  
Area Plan Unit

**Encl :**

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

**Copy To:**

1.Nest Zone India Private Limited

NEST ZONE INDIA (P) LTD  
  
Directo

Kamarajar Nagar 4th Street  
New No.15, Old No.6  
Choolaimedu,  
Email shankar@nestbuilders.in  
Contact No.9840170541

2.The Member Appropriate Authority,  
108, Usman Gandhi Salai,  
Nungambakkam,  
Chennai-600034.

3.The Chief Engineer,  
CMWSSB No.1,  
Pumping Station Road,  
Chitadripet, Chennai – 600002.

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

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

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

  
Managing Director



5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையரைக்குள் 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 நீர்த் 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. Jayachandran  
 தலைவர் / நிர்வாக அதிகாரி  
 வேங்கைவாசல் முதல்நிலை ஊராட்சி,  
 சென்னை - 600 126.

பெறுநர்

திரு/திருமதி Nest Zone India Private Ltd,  
New No 15, Old No 6,  
Kamaraajar Nagar 4th St,  
Choolaimedu, Chennai-94.

-or NEST ZONE INDIA PRIVATE  
 Managing Director