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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/NHRB/S/0401/2022

Date : 24/02/2023

To

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

Sub: CMDA-Area plans Unit - NHRB (South) – The Planning Permission for the Proposed Construction of Stilt floor + 5 floors (18.30m height) Residential Building with 54 dwelling units (Affordable Housing) at Karanai Main Road and Sitalapakkam Road, Arasankazhani, Chennai in S.No.81/1A of Arasankazhani Village within the limit of St.Thomas Mount Panchayat Union - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0401/2022 Dated:04/08/2022
 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. Gcvt. letter No.8188/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 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
 6. CMDA office order No.7/2019, dated,12.03.2019
 7. This office letter even no. (via online) Dated 04.07.2022
 8. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019
 9. This office letter even no. (via online) dated 29/09/2022
 10. Applicant letter with revised plan (via online) dated 16/12/2022
 11. WRD (PWD) NOC Letter No.DB/T5(3)/F – NOC – 11080 Arasankazhani Village / 2022 / dated .22.11.2022
 12. This office DC advice letter even No. dated 20.02.2023 sent to the applicant through online
 13. Applicant paid the DC and other charges to CMDA through online dated 20.02.2023

The Planning Permission Application for the Proposed Construction of Stilt floor + 5 floors (18.30m height) Residential Building with 54 dwelling units (Affordable Housing) at Karanai Main Road and Sitalapakkam Road, Arasankazhani, Chennai in S.No.81/1A of Arasankazhani 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 12th 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.13,650.00	CMDA/PP/Ch/8151/2022 & dt. : 04 August, 2022
II	Scrutiny Fees	Rs.6,888.00	CMDA/PP/Ch/9266/2022 & dt. : 05 December, 2022
III	Balance Scrutiny Fees	Rs.6,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
IV	Development charges for land per Sq. m.	Rs.9,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023

For The Next

Manoj Kumar
Manager

V	Development charges for building per Sq. m.	Rs.70,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
VI	Regularisation charge for land	Rs.61,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
VII	Security Deposit for Building	Rs.12,93,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
IX	I & A Charge	Rs.20,56,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
X	Security Deposit for Septic Tank / STP	Rs.54,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
XI	Shelter Charges	Rs.3,95,000.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/9980/2023 & dt. : 20 February, 2023

3. Two sets of approved Plans are Numbered as OL-PP/NHRB/0069/2023 dated 24/02/2023 in Planning Permit No. OL-00192 are sent herewith. The Planning Permit is valid for the period from 24/02/2023 to 23/02/2031.
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 hermetically 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

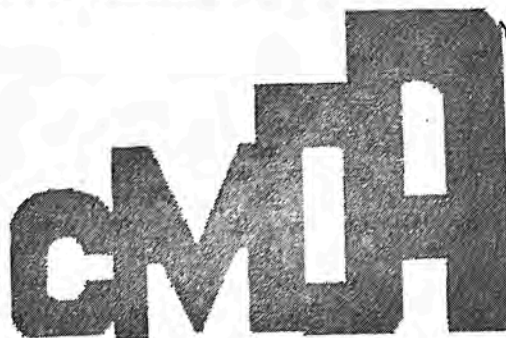
For the Nest

 [Signature]

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
- 13. All the conditions imposed by the WRD shall be complied based on the undertaking furnished by the applicant

Yours faithfully,



Signature valid

Name :SANTHOSH KUMAR
 M.S
 Designation Assistant Planner
 Date :03/03/2023 4:20:48 PM

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 03 March, 2023

For

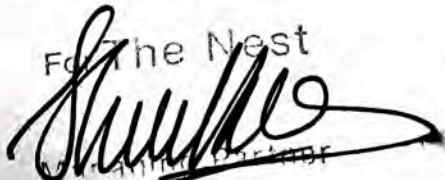
Member Secretary

CMDA

Encl :

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

Copy To:

For The Nest


1.M/s.The Nest,
Rep by Managing Partner Thru.M.Shanker Ganesh
Door No.15/6, Kamaraj Nagar 4th Street,
Choolaimedu, Chennai – 600 094,
Mobile: 7358401900
Email: legal@nestbuilders.in

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.



For The Nest
Shanker Ganesh
Managing Partner



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,

Web site: www.cmdachennai.gov.in

PLANNING PERMIT

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

File No. : CMDA/PP/NHRB/S/0401/2022
Planning Permission No. : OL-PP/NHRB/0069/2023
Permit No. : OL-00192 Date of Permit: 24.02.2023

Name of Applicant with Address : **M/s.The Nest,**
Rep by Managing Partner Thiru.M.Shanker Ganesh
Door No.15/6, Kamaraj Nagar 4th Street,
Choolaimedu, Chennai – 600 094,
Mobile: 7358401900
Email: legal@nestbuilders.in

Date of Application : 04.08.2022

Nature of Development: Building : Proposed Construction of Stilt floor + 5 Floors (18.30m Height) Residential building with 54 dwelling units (Affordable Housing)

Site Address : Karanai Main Road and Sitalapakkam Road, Arasankazhani, Chennai comprised in S. Nos. 81/1A, Arasankazhani Village within the Limits of St.Thomas Mount Panchayat Union

Development Charge Paid. : Rs. 79,000/- (Rs. Seventy Nine Thousand Only)

Receipt No : CMDA/PP/Ch/9980/2023, Dated 20.02.2023

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 23.02.2031. 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: 2023.02.24
11:26:37 +05'30'

For MEMBER SECRETARY

For The Nest

Managing Partner

CONDITIONS

1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority under section 49 or sub section (1) of section 54 may appeal to the Government within two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

For The Nest

Managing Partner

ஒட்டியம்பாக்கம் முதல் நிலை ஊராட்சி மன்றத் தலைவர்
அவர்களின் நடவடிக்கைகள்

முன்னிலை : திருமதி. வீ. சரண்யாவீரபாபு

கி.ஊ.எண். 210/1022-2023

நாள் : 10.03.2023

மூ.மு. எண்.....

பொருள் :

கட்டிட வரைப்பட அனுமதி ஒட்டியம்பாக்கம் ஊராட்சி
அலுவலகம்.....தெரு
ரோடு புல எண்..... 21/19.....மனை எண்
.....ஆகியவற்றில் கட்டிடம் சுற்றுசுவர்/
கிணறு - முதலியன கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்வை :

1. திரு./திருமதி. M/s. The Nest Rep. by Managing partner
அவர்களின் மனு நாள்: Thiru. M. Shanleyar Anandhi,
2. ஆனையாளர் புனிததோமையார் மலை ஊராட்சி ஒன்றியம்
அவர்களின் ப.மு. எண். 972/2023/14 மதி. 10.03.2023

உத்தரவு :

திரு / திருமதி. M/s. The Nest Rep. by Managing partner Thiru. M. Shanleyar Anandhi என்பவருக்கும்
அலுவலகம்.....தெரு
புல எண்..... 21/19.....மனை எண்..... ஊராட்சி ஆகிய பகுதிகளில்
கட்டிடம்/சுற்றுசுவர் / கிணறு கழிப்பிடம் / குளியலறை / கடைக்கள் முதல் தளம் / இரண்டாம் தளம் /
பேருந்து வண்டிகள் நிறுத்துமிடம் ஆகியவைகள் கட்டவதற்கு கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு
அனுமதி அளிக்கப்பட்டது.

இந்த அனுமதியானது 10.03.2023.....ம் தேதி வரை ஒரு ஆண்டுக்கு
செல்லுபடியாகும் அனுமதி கட்டணம் ரூ..... 6,24,700 - (ரூபாய். ஆறு லட்சம்
.....) செலுத்தியமைக்கான பலவகை ரசீது
எண்..... 96,545.....நாள்..... 10.03.2023..... மற்றும் அங்கீகரிக்கப்பட்ட வரைப்படங்கள்
இத்துடன் இணைக்கப்பட்டுள்ளன.

நிபந்தனைகள் :

1. கட்டிடத்தின் முன்பக்கத்தில் 3.5 மீட்டருக்கு குறையாமலும், பின்பகுதியில் 3.5 மீட்டருக்கு குறையாமலும் இரு பக்கங்களிலும் 1.5 மீட்டருக்கு குறையாமலும் இடைவெளி விட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1995-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக்குழு விதிகளில் ஏற்படுத்தப்பட்டுள்ளன. எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமம் செய்வது கூடாது.

For the Nest
Managing Partner

