



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



REGISTERED POST WITH ACK DUE



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
 Website: www.cmdachennai.gov.in

Letter No. PP/SB/C/ 193 /2019

Dated: 23.10.2019

To

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

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor + 5 floors, Residential building with 30 dwelling units availing PFSI at Plot No.A1, A2, A3, & A4, 14th Main Road, Anna Nagar, Chennai - 40 comprised in S.No.207/24 part, T.S.No.22/2, 22/3, 22/4, 22/5 and 22/6, Block No.30 of Koyambedu 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.CMDA/ PP/ SB/C/193/2019, dated 17.04.2019.
 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. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. This office letter to Sub Registrar officer, Anna Nagar for GLV dt. 16.7.2019.
 9. GLV letter No.257/2019 received from Registrar officer, Anna Nagar dated 23.07.2019
 10. DC and other charges sent to the applicant in this office letter even No. dated 09.08.2019.
 11. The applicant's letter dated 09.10.2019.

For HIRANI FOUNDATIONS


 Partner

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors, Residential building with 30 dwelling units availing PFSI at Plot No.A1, A2, A3, & A4, 14th Main Road, Anna Nagar, Chennai - 40 comprised in S.No.207/24 part, T.S.No.22/2, 22/3, 22/4, 22/5 and 22/6, Block No.30 of Koyambedu village within the limit of Greater Chennai Corporation 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.

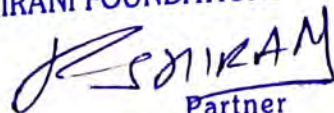
2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 44,200/-	B0013889 dated 06.09.2019.
ii)	Scrutiny fee	Rs. 3,200/-	
iii)	Regularization charges	Rs. 1,17,000/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 7,40,700/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 11,72,200 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 14,81,300 /-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 3,40,59,800 /-	

3. Two copies of approved Plans are Numbered as **B / NHRB / 326 / 2019 dated 23.10.2019** in **Planning Permit No. 12909** are sent herewith. The **Planning Permit** is valid for the period **from 23.10.2019 to 22.10.2024**.

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.

For **HIRANI FOUNDATIONS**


Partner

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. 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.

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

For HIRANI FOUNDATIONS


Partner

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 7th cited.

Yours faithfully,

H. Shreegopal
23/10/19
For Chief Planner

Area Plans Unit

A.L.
23/10/19

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

Copy to:

1. **Applicant**
✓ M/s.Hirani Foundations,
Rep.By Mr.Sunil R.Hirani,
No.44/15, Ekambareswarar Agraharam,
Park Town, Chennai – 3.
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.
5. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

For HIRANI FOUNDATIONS

J. HIRANI
Partner

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12909

B/NHRB/1326/2019

Date of Permit 23/10/19

File No. PP/SB/C/0193/2019

Name of Applicant with Address M/s. Hironi Foundation
Rep by Sunil R. Hironi, No: 44/15, Ekambareswara
Agharam, Park Town Chennai - 3. Date of Application 17/4/19.

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

Site Address PP is for the proposed construction of Stilt + 5 floors
residential Building with 30 dwelling with

Division No. 14th main road, Anna Nagar, Chennai - 40
Comprised in S.No: 207/24 part 6 T.S. No
22/2, 22/3, 22/4, 22/5 and 22/6. Block 30

Development Charge paid Rs. 44,200/- Challan No. 80013889 Date 6/9/19

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 22/10/2024
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

For HIRANI FOUNDATIONS

Partner



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00392/2019		PP//SB//C//193//2019 - 23/10/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N100	12/12/2019	12/12/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.HIRANI FOUNDATIONS-REP BY Mr. SUNIL R.HIRANI DOOR NO: 44/15, EKAMBARESHWARAR AGRAHARAM PARK TOWN CHENNAI -600003.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:30,Plot No:A1.A2.A3. AND A4, Survey No:T.S.No: 22/2,3,4,5,6, 14th Main Road,Anna Nagar,Anna Nagar,Koyambedu, Chennai, 600040	
Building License Fees		387200	
Road cut charges - CMWSSB SEWERAGE		24100	
Road cut charges - CMWSSB, WATER		18100	
Road cut charges - TNEB		18100	
Scrutiny Fees		600	
Workers Welfare Board		499300	
மொத்தக் கட்டணம்/ Total (In Rs.)		947400	

Amount (in words): Rupees Nine Lakh Forty Seven Thousands Four Hundred Only

Amount 947400
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி 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 11/06/2020
முடிவு நாள் 11/12/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 11/06/2020

If Construction started Building Permit is valid up to 11/12/2024



Digitally Signed by A S Murugan
Date: 12-Dec-2019 (13:12:43)

Executive Engineer (T.P.)

For HIRANI FOUNDATIONS

Partner



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate