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153

BY 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: mscmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/0515/2020 Dated:17.11.2020

To

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

Sir,

Sub: CMDA – APU – (B Channel – North Division) – Planning Permission Application for the proposed construction of Stilt + 4 Floors Residential Building with 13 Dwelling units availing Premium FSI at Plot No.28, Old Door No.27, New Door No.87, Ormes Road and Manikeshwari Street, Kilpauk, Chennai - 600 010 comprised in R.S.No.3130/38, Block No.52 of Puraswalkam Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/N/0515/2020 dated 22.09.2020.
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
9. This office DC advice sent to the applicant in this office letter even No. dated 14.10.2020.
10. The applicant's letter dated 09.11.2020.

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The Planning Permission Application for the proposed construction of Stilt + 4 Floors Residential Building with 13 Dwelling units availing Premium FSI at Plot No.28, Old Door No.27, New Door No.87, Ormes Road and Manikeshwari Street, Kilpauk, Chennai - 600 010 comprised in R.S.No.3130/38, Block No.52 of Puraswalkam Village within Greater Chennai

Corporation 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 reference 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.32,000/-	Vide Receipt No.B0017754 dated 05.11.2020.
2.	Scrutiny Fee	Rs.16,000/-	
3.	Security Deposit for Building	Rs.5,17,000/-	
4.	SD for Display Board	Rs.10,000/-	
5.	I & A Charges	Rs.7,95,000/-	
6.	Premium FSI Charges	Rs.1,53,00,000/-	
7.	MIDC charges	Rs.4,95,000/-	
8.	Flag Day	Rs. 500/-	

3. Two sets of approved Plans are Numbered as **B/NHRB/377A/B/2020 dated.17.11.2020** in **Planning Permit No.13746** are sent herewith. The **Planning Permit** is valid for the period **from 17.11.2020 to 16.11.2025**.

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 Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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".**

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017–ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017–க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை

குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது."

9. 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.

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,

17/11/2020

For Chief Planner
Area Plans Unit

17/11/2020

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

Copy to:

1. M/s.Firm Foundation and Housing (P) Ltd.
Rep by its Chairman & Managing Director Mr. C Kasturi Raj
Door No.93,4th Main Road, Q - Block,
Anna Nagar,
Chennai – 600 040.

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 Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

5. **The Chief Engineer**
CMWSSB
No.1, Pumping Station Road,
Chintadripet,
Chennai – 600 002

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

165

PERMIT No. 13746

B/NHRB/377/A/B/2020 Date of Permit. 17/11/2020

File No. PP/NHRB/N/515/2020

Name of Applicant with Address. Mr. C. Kasturi Raj M/s. Firm Foundations Housing Ltd. Represented by its chairman & MD. No. 93, 4th Main road, 2-Block, Annanagar, Ch-40. Date of Application 22/09/2020

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

Site Address. PP for the proposed Construction of Stilt + 4 floor Residential building with 13D/u availing. P.FSI at Plot No. 28, Old Door No. 27, New Door No. 87, Ormes road and Manikeshwari street, Kilpauk Ch-10 comprised in R.S. No. 3130/3F, Block No. 52 of purasawalkam village.

Development Charge paid Rs. 32,000/- Challan No. B001715 Date. 05/11/2020

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 16/11/2025

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.

17/11/2020

For MEMBER SECRETARY

12.11.2020

For FIRM FOUNDATIONS & HOUSING PVT. LTD.

CHAIRMAN & MANAGING DIRECTOR

Abel Paul.
Samuel.
Mary Angelina Paul.

110

1ST

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00460/2020		PP/NHRB/N/0515/2020 - 17/11/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N103	31/12/2020	23/11/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		FIRM FOUNDATIONS AND HOUSING PVT LTD REP. Mr. C. KASTURI RAJ GPA-FOR Ms. MARY ANGELINA PAUL & 7 OTHERS No : 93, Q-BLOCK, 4th MAIN ROAD, ANNA NAGAR, CHENNAI - 600040.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:87/27,Block No:52,Plot No:28, Survey No:R.S.No:3130/38, MANIKESHWARI STREET &, Ormes Rd,Kellys,Kilpauk,Purasaiwakam, Chennai, 600010	
Building License Fees			261700
Road cut charges - CMWSSB SEWERAGE			53000
Road cut charges - CMWSSB, WATER			53000
Road cut charges - TNEB			53000
Scrutiny Fees			600
Workers Welfare Board			345800
மொத்தக் கட்டணம்/ Total (In Rs.)			767100

Amount (in words): Rupees Seven Lakh Sixty Seven Thousands One Hundred Only

Payment Details:

DD Number: 656349 Amount (In Rs.): 767100 Date: 18/12/2020 Bank: STATE BANK OF INDIA

பின் குறியிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புகைக்கப்பட்ட வரைட நகலிலை அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 30/12/2025

Permit Valid upto 30/12/2025

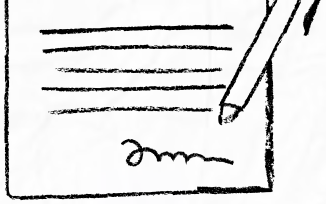
Digitally Signed by A S Murugan
Date: 31-Dec-2020 (16:56:02)
For FIRM FOUNDATIONS AND HOUSING PVT LTD.

Executive Engineer (T.P.)

CHAIRMAN & MANAGING DIRECTOR

Land owners sign
Mary Angelina Paul
& Allpowers

105



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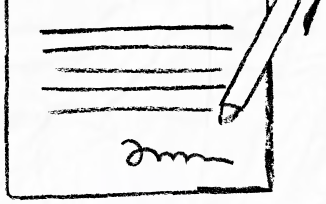
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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