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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

ennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15761

PPD / L.O No. 39 / 2024

Date of Permit 02.2024

File No Layout-I/0280/2023

Name of Applicant with Address ..... M/s. Sugali Enterprises Pvt. Ltd Rep by Rakesh kumar GPA on behalf of Tvl. Rajalakshmi Ramamurthy & Ramamurthy Door No. 4/6, Voc 2nd cross St, kodambakkam, ch-600024.

Date of Application 23.08.2023

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

Site Address Proposal for laying out of house sites for the Property comprised in S.No.139/1R & 1S, New S.No.139/1pt (as per doc,) old S.No.111pt of Noombal Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal limit.

Division No. .....

Development Charge paid Rs 15,000/- Challan No. C-102313 Date 10.01.2024

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.

27/2/24

For MEMBER SECRETARY

23/02/2024

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

Letter No.Layout 1/0280/2023 **Dated: 08.01.2024**

To
M/s.Sugali Enterprises Pvt Ltd
Rep by Rakesh Kumar
Door No.:4/6,
VOC 2nd Cross Street,
Kodambakkam,
Chennai-600 024.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.139/1R & 1S, New S.No.139/1pt (as per doc.) Old S.No.111pt of Noombal Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal Limit– Remittance of applicable charges – Demand Sent - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA / PP / Layout-1 / 0280 / 2023 dated 23.08.2023.
2. This office letter even No. dated 27.10.2023 addressed to the applicant.
3. Applicant letter dated 15.11.2023.

The proposal received in the reference 1st cited for laying out of house sites in the property comprised in S.No.139/1R & 1S, New S.No.139/1pt (as per doc.) Old S.No.111pt of Noombal Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal Limit was examined and the layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 in favour of **Member Secretary, CMDA, Chennai-8** and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	**Rs.15,000/-** (Rupees Fifteen Thousand only).
ii)	Layout preparation charges	**Rs.10,000/-** (Rupees Ten Thousand only).
iii)	Regularization charges	**Rs.1,15,000/-** (Rupees One Lakh and Fifteen Thousand only).
iv)	Balance scrutiny fee	**DNA**
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	DNA (since the extent of the site under reference is less than 3000 sq.m).

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

Yours faithfully,

for Member Secretary

Copy to:-

1. **The Commissioner,**
   Thiruverkadu Municipality,
   Thiruverkadu,
   Chennai – 600 077.

2. **The Senior Accounts Officer,**
   Accounts (Main) Division,
   CMDA, Chennai – 600 008.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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