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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15760 Date of Permit 23/02/2024

PPD No. 38/2024

File No Layout-1/0211/2023

Name of Applicant with Address M/s. Empire Estates rep.by its Managing Partner Thiru. T. Karthik Prakash GPA on behalf of Tmt. Santhosh & M/s. Shree Sankeshwara Developers No 30, Chokkammal Nagar Saneeswaran Koil Street, Poonamallee Post. Chennai. 600056.

Date of Application 18/06/2023

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

Site Address Proposed layout of house sites in the land comprised in S.Nos. 22/3B, 23/1B1 & 1B2 of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit.

Division No.

Development Charge paid Rs. 18,000/- Challan No. B0024827 Date 05/02/2024

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.

Krishna

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 1/0211/2023 **Dated:01.02.2024**

To
M/s. Empire Estates rep. by its
Managing Partner
Thiru.T.Karthik Prakash GPA,
No.30, Chokkammal Nagar,
Seneerkuppam,
Poonamallee Post,
Chennai 600 056.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of house sites in the land comprised in S.Nos.22/3B, 23/1B1 & 1B2 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union 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 / 0211/2023 on 18.06.2023.
2. This office letter even No. dated 22.09.2023 addressed to the CE, WRD, Chennai Region.
3. This office letter even No. dated 22.09.2023 addressed to the applicant.
4. This office letter even No. dated 22.09.2023 addressed to the Member Secretary, TNPCB.
5. The Member Secretary, TNPCB letter No.T3/TNPCB/F.021902/TLR/CMDA/2023 dated 27.10.2023.
6. The CE, WRD, Chennai Region in letter No. DB/T5(3)/F.8215/Kannapalayam Village 1006/2023 dated 15.12.2023.
7. Applicant letter dated 01.01.2024.

The proposal received in the reference 1st cited for laying out of house sites in the land comprised in S.Nos.22/3B, 23/1B1 & 1B2 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union 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.18,000/-** (Rupees Eighteen Thousand only).
ii)	Layout preparation charges	**Rs.10,000/-** (Rupees Ten Thousand only).
iii)	Regularization charges	**Rs.1,00,000/-** (Rupees One Lakh only).
iv)	Balance Scrutiny Fee	**Rs.500/-** (Rupees Five Hundred only).
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land	**DNA** (since the plottable area is less than 3000 sq.m.).

	cost in lieu of the land to be reserved and handed over)	

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,**
   Poonamallee Panchayat Union,
   Poonamallee, Chennai 600 056.

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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