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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**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.

**(Approved Letter)**

File No. : **CMDA/PP/LAYOUT-1/0049/2026** Date : **06/07/2026**

To

The Commissioner,

Poonamallee Panchayat Union,

Poonamallee,

Chennai - 600 056.

Dear Sir / Madam,

Sub : CMDA - APU – Layout Division – Proposal for laying out of house sites in the property comprised in S.No.184/3A1B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved – Reg.

Ref :

1. Planning Permission Application for laying out of house sites received in reference SBC. No. CMDA/PP/Layout-1/0049/2026 dated 17.02.2026.
2. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
3. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
6. Particulars called on 13.04.2026.
7. Particulars & Revised plan received on 06.05.2026.
8. This office DC advice letter (online) even No. dated 22.05.2026 addressed to the applicant.
9. Online payment receipt No. CMDA/PP/Ch/23150/2026 dated 25.05.2026 towards DC payment made by the applicant.
10. This office letter even No. dated 09.06.2026 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 23.06.2026 enclosing original Gift deed for Road area registered as Doc.No. 11040/2026 dated 12.06.2026 @ SRO, Kundrathur.

The proposal received in the reference 1st cited for laying out of house sites in the property comprised in S.No.184/3A1B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout/subdivision plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

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, Chennai Metropolitan Development Authority 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 application to prove the same. Thus, CMDA primarily considers only the aspect on 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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

| Sl. No. | Charges | Amount | Receipt No. & Date |
|---|---|---|---|
| I | Scrutiny Fees | Rs.4,754.00 | CMDA/PP/Ch/21950/2026 & dt. : 17 February, 2026 |
| II | Flag Day Charge | Rs.500.00 | CMDA/PP/Ch/23150/2026 & dt. : 25 May, 2026 |
| III | Development Charge | Rs.20,000.00 | CMDA/PP/Ch/23150/2026 & dt. : 25 May, 2026 |
| IV | Layout Preparation Charge | Rs.12,000.00 | CMDA/PP/Ch/23150/2026 & dt. : 25 May, 2026 |

The approved plan is numbered as **OL-PPD/LO/0144/2026 dated 06 July, 2026** . Three copies of Open Layout plan and planning permit **No.OL-03298** are sent herewith for further action.

You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

The project 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 Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 2nd & 3rd cited.

The original Gift Deed registered as Doc.No. 11040/2026 dated 12.06.2026 @ SRO, Kundrathur as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 5th cited.

Yours faithfully,

Signature valid

Name :V. Krishna
Designation :Assistant Planner
Date :07/07/2026 10:25:17 AM

Name: V Krissna

Designation: Assistant Planner

Date: 07 July, 2026

For

Member Secretary

CMDA

**Encl :**

1. Three copies of layout plan.
2. Planning permit in duplicate (with the direction not to use the logo of CMDA in the layout plan since the same is registered).
3. Original Gift Deed Doc.No. 11040/2026 dated 12.06.2026 @ SRO, Kundrathur.

**Copy To:**

1. M/s.Empire Estates represented by T.Karthik Prakash
GPA of Thiruvalargal. G.Nitesh Jain and L.Naman Jain,
Plot No.12, Hudco Nagar,
3rd Main Road, Kattupakkam,
Chennai – 600 056.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of the approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO)
@ Thirumangalam, Anna Nagar,

Chennai - 600 040. (w.o.e).
(along with a copy of approved layout plan).

4. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
RERA Building, Plot No.586, 587, 588,
1st & 2nd Avenue, Anna Nagar East,
Chennai-600 102.

5. Stock file /Spare Copy.

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**(Planning Permit)**
**sec.49 of T&C.P Act 1971**

**File No.** : **CMDA/PP/LAYOUT-1/0049/2026**
**Planning Permission No.** : **OL-PPD/LO/0144/2026**
**Permit No.** : **OL-03298**

**Date of permit** : 06-07-2026

| | |
|---|---|
| Name of Applicant with Address : | Ms Empire Esttates rep by Managing Partner Mr T Karthik Prakash<br>PLOT NO, 12, AUDCO NAGAR, 3RD MAIN ROAD, KATTUPAKKAM, , -,<br>Mobile No. :8825471748<br>Email ID :empireesttates@gmail.com |
| Date of Application : | 17/02/2026 |
| Nature of Development : Planning Permission for laying out of house sites | |
| Site Address : | S.No.184/3A1B of Kannapalayam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit |

Development Charge Paid in Rs : Rs.20,000.00/- (Rs. Twenty Thousand Only)

Receipt No. : CMDA/PP/Ch/23150/2026 Date : 25 May, 2026

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :V. Krishna
Designation : Assistant Planner
Date :07/07/2026 10:26:18 AM

for MEMBER SECRETARY

**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.

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**Permit No.** : **OL-03298** **Date of permit** : 06-07-2026

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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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.