Chennai Metropolitan Development Authority

PLANNING PERMIT

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

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

PPD to 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 Sameerkuppam 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 Kannalayam 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.