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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Building Plan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Irungakattukotai Village Panchayat - Sriperumbudur Block Panchayat, Kancheepuram District

Present: Mr./Mrs : Sivakumar

Roc No: **05/2025-2026** **Date: 30.07.2025**

Sub:

Building License –Irungakattukotai Village Panchayat, 224225 LGD Code. to grant permission to construct Residential building at Irungakattukotai , Sriperumbudur , Kancheepuram. Building Survey No : 19 subdivision: 2,19 subdivision: 3,370 subdivision: 2C1B : ,,-Orders issued – reg.

Ref:

Application from Mr./Mrs.: **MS GT BHARATHI URBAN DEVELOPERS PVT LTD** Rep By SEBASTIN, SWP/BPA/437316/2025 Survey No: 19 subdivision: 2,19 subdivision: 3,370 subdivision: 2C1B in Irungakattukotai Village Panchayat ,

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in Irungakattukotai of Irungakattukotai Village Kancheepuram District is scrutinised and permission is hereby accorded to construct the building subject to the following condition.

Proposed Residential Building Area details in Sqm.

SNO	DESCRIPTION	FSI Area (sq m)	Non - FSI Area (sq m)	Total Built up Area (sq m)
1	**BLOCK -1 (V1-V6)**			
	Ground Floor	409.45	-	409.45
	First Floor	389.00		389.00
2	**BLOCK-2 (V7-V12A)**			
	Ground Floor	466.64	-	466.64
	First Floor	440.41		440.41
3	**BLOCK-3 (V12B-V20)**			
	Ground Floor	548.80	-	548.80
	First Floor	516.83		516.83
4	**BLOCK-4 (V21-23)**			
	Ground Floor	199.30	-	199.30
	First Floor	191.43		191.43
5	**BLOCK-5 (V24-V29)**			
	Ground Floor	428.30	-	428.30
	First Floor	406.98		406.98
6	**BLOCK-6 Apartment (V30-V50)**			
	Stilt Floor (Parking)	126.81	2564.81	2,691.62
	First Floor	2,549.38	-	2,549.38
	Second Floor (Amenities)	1,518.22	-	1,518.22
	Third Floor	1,405.00	-	1,405.00
7	**BLOCK-7 Apartment (A1-A55)**			
	Stilt Floor (Parking)	40.29	1047.94	1,088.23

	First Floor (A1-A11)	1,077.54	-	1,077.54
	Second Floor (A12-A22)	1,077.54	-	1,077.54
	Third Floor (A23-A33)	1,077.54	-	1,077.54
	Fourth Floor (A34-A44)	1,077.54	-	1,077.54
	Fifith Floor (A45-A55)	1,077.54	-	1,077.54
Total Area		**15,024.54**	**3612.75**	**18,637.29**

Total FSI Area – 15,024.54 Sq.m

FSI Achieved – 1.34.

OSR -1 = 590.78 Sqm

OSR -2 = 527.38 Sqm

Gifted to Local body through gift deed No.7369/2025 & 7370/2025

& Proposed Road

Professional Details :

Professional Name	Professional Category
J. Suresh	Structural Engineers Grade I
Mr.J.B.Jeganath	Architect Grade I

1. This permission will be valid for a period of five years from 25/07/2025 to 25/07/2030
2. No encroachment shall be made on Government/Village Panchayat land or Street.
3. The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.
9. If the amount already paid is later found to be less, the remaining amount should be paid to the Irungattukottai immediately.
10. Rain water harvesting structures must be constructed in the premises of the building.
11. If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12. When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To
Thiru./Tmt: **MS GT BHARATHI URBAN DEVELOPERS PVT LTD**
Rep. N.Sebastin
No 81 & 83 Dr. Alagappa Road,
Purasaiwakkam Chennai-600 084

13/08/2025

தலைவர்
இருங்காட்டுக்கோட்டை பேரூராட்சி மன்றம்
திருப்பெரும்புதூர் வட்டம் காஞ்சிபுரம் மாவட்டம்

GTB
BUILDING TRUST SINCE 1967

Date: 12.08.2025

To
Tamil Nadu Real Estate Regulatory Authority,
No 1A, 1st Floor, Gandhi Irwin Road
Egmore,
Chennai-600008

Sub : Reply to Query no 2. Local body letter for Valarpuram Village

Ref: TNRERA/PBF/0650/2025 Applied on 29.04.2025

Sir/Madam.

We planned a group housing project for the land extent of 3 acres 21 cents, comprised in survey no 19/2, 19/3, land extent 1 acres 92 cents of Irrungattukottai village, and survey no 370/2c1b land extent 1 acres 29 cents of Valarpuram village. As per the Directions of the DTCP, we had approached both the president of Valarpuram and the Irrungattukottai village.

The President of the Valarpuram Village had clearly explained that a Major Portion of the development falls under the Irrungattukottai village. Hence, the president of the Irrungattukottai has ample power to process the proceedings for development and levy the development fee towards both the villages. We had also paid the necessary development fee towards the said lands. The President of Valarpuram Village also referred to the earlier approval provided to KG Foundation Pvt. Ltd.. **(TN/1/Layout/0188/2025 dated 10.01.2025)**

Therefore, we request that your office kindly consider this reply and process the approval at the earliest

Thanking you

For GT BHARATHI URBAN DEVELOPERS PVT LTD

AUTHORISED SIGNATORY

GT Bharathi Urban Developers Pvt. Ltd.
No. 83/32, GT House, Dr. Alagappa Road, Purasaiwakkam, Chennai - 600 084 | +91 94 9999 4444
info@gtbharathi.in | www.gtbhomes.in | GST : 33AAKCG6571H1ZF | CIN : U68200TN2023PTC162807

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

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

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