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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

TNPDCL

From
Er. T.Velumurgan,M.Tech.,
Superintending Engineer,
CEDC/South-I, K K Nagar,
Chennai – 78.

To
M/s Sapthrishi Buildcon Private Limited,
No 2,Radission Blu Hotel,
Ethiraj salai ,Egmore,
Chennai-600008.

Lr.No.SE/CEDC/I/AEE/Civil/F.Sapthrishibuildcon(vadapalani)D.356 /25,
dt 27.11.25

sir,

Sub: CEDC/S–I- Land offered free of cost by M/s. Sapthrishi Build con Private Limited to an extent of 420.716 Sqmtr at S.F.No. 14/3, 14/9, 15/2, 15/16,2 4/2 & 24/5 part of saligramam villageof Mambalam Taluk Block No 47, Chennai -93 - Suitability of land for establishment of Sub Station - Requested - Reg.

Ref : 1.TNERC Amendment dated.08.09.2023.
2.Lr.no.SE/CDC&S/TNPDCL/AEET/HD/F.SapthrishiBuildcon (Vadapalani)D.1875/25 DT 24.11.25
3.Lr.No.SE/CEDC/S-I/AEE/C /F. Sapthrishi Build con (Vadapalani)D. 355 dt .27.11.2025.
4. Your letter dated 06.11.2025 and 28.11.2025.

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In continuation to this office reference cited (3) above, it is informed that the land offered by you is found to be suitable for 33/11 KV Gas insulated switchgear Sub Station (GIS) subject to the following conditions.

The shown land area to an extent of 420.716 Sqmtr at S.F.No. 15/2 (part) and 24/2 (part) of saligramam villageof Mambalam Taluk Block No 47, Chennai -93 for establishment of a new 33/11 KV Gas insulated switchgear Sub Station (GIS) is to be confirmed with FMB sketch for dimensions as per TNERC amendments dated.08.09.2023. In this regard, Please refer the copy of the amendment to the TNERC codes published in the Tamilnadu Government's Gazette dt.08.09.2023.

(i) As per the amendment to Regulation 29 in sub regulation (12) of TNEDC, "space as per the norms specified in clause (b) of the sub regulation

(ii) shall be allotted by the applicant free of cost for establishment of substation / switching station in places group housing commercial complex requiring service connections where either (a) the total demand of all the electrical services in the projects including the loads that will be incident in future exceeds would exceed 5MVA or (b) the total floor area of 30,000 Sq. Meters and above is constructed or proposed to be constructed (excluding the stilt floor/basement floor).

It has been further stipulated as follows:

(iii) The area earmarked for establishment of substation shall be specifically shown in the plan including the areas of constructions, road approaches and other amenities of the premises along with plot development if any for the future and furnish to the Distribution licensee by the developers/owners at the time of applying for temporary service connection for construction purpose".

The proposed land for control room is low lying area, it has to be filled with filling sand upto 3.00mtr from the formed road level.

Compound wall to be provided with 2 nos gate (6m width) on four sides for the proposed 33/11KV GIS SS

An undertaking agreeing to pay the difference between 33/11 KV GIS SS & 33/11KV Conventional outdoor SS shall be furnished.

For transporting, erection and commissioning of Power Transformer the proposed drive way from main gate has to be used by TNPDCL.

Hence an undertaking should be furnished to use the drive way of Transporting, erection and commissioning of power Transformer. Also the drive way should with stand 30 Ton load from the entrance to the sub station Premises upto the Transformer plinth .

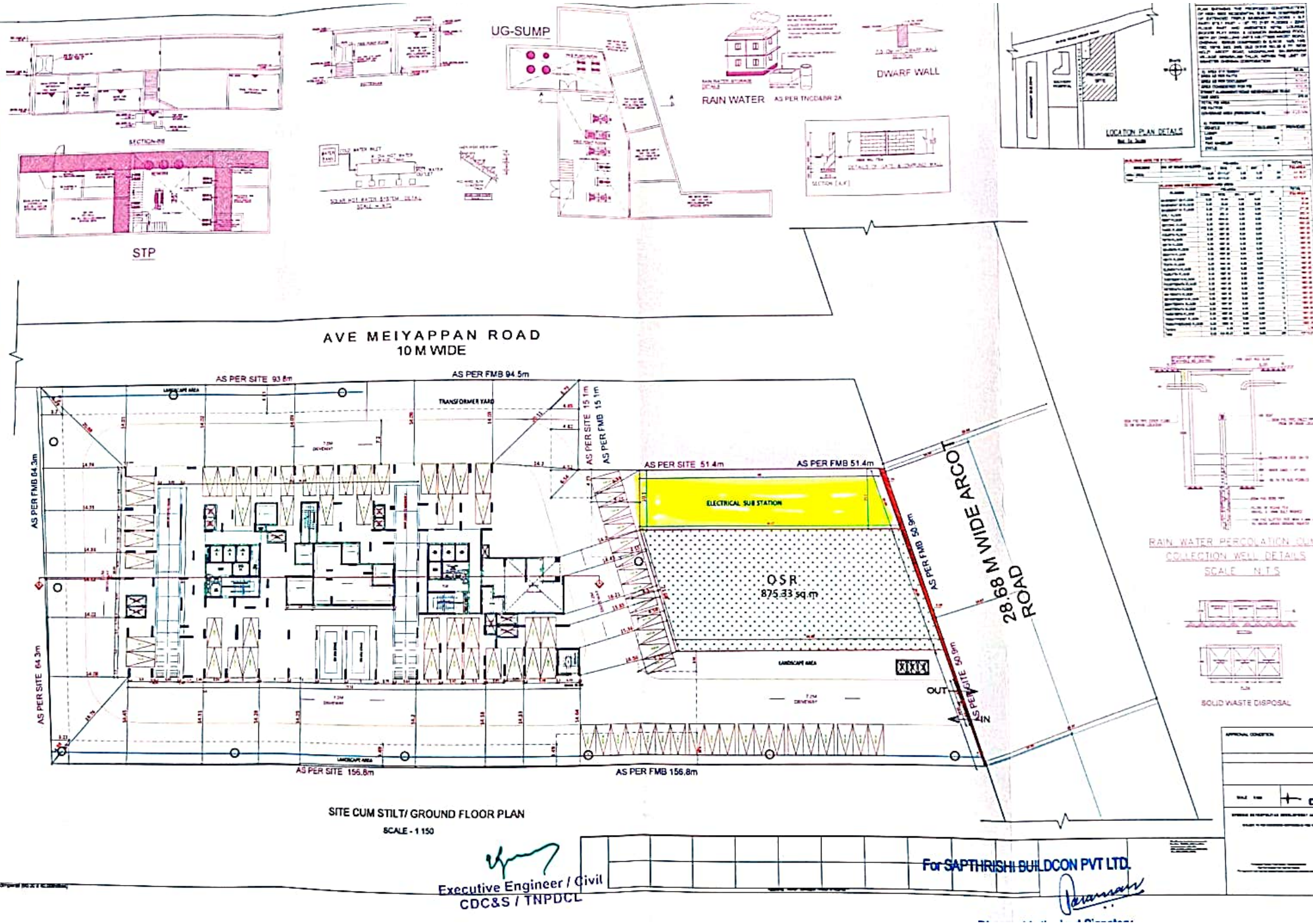
In future the flat owners Association may object for the Movement of Breakers ,power Transformer etc and along with drive way. Hence no objection to the above shall be included in flat owners association bye laws and registration document so as to avoid any objection in future .

Any Board's rules and regulations to extend power to group housing at the time of submitting application should also be abide by you.

With all the above conditions the above land offered by you for establishment of New 33/11 KV Gas insulated switchgear Sub Station (GIS), S.F.No. 15/2 and 24/2 part of saligramam village of Mambalam Taluk Block No.47, Ch-93 to an extent of 420.716 Sqmtr inside your premises is suitable for establishment of 33/11 KV Gas insulated switchgear Sub Station (GIS), subject to clearance from TNEB legal cell.

Superintending Engineer,
CEDC/South-I.

Copy to the Executive Engineer/O&M/K.K.Nagar for follow up action
Copy to the Assistant Executive Engineer/General/South-I
Copy to the Assistant Executive Engineer/Development/South-I



SITE CUM STILT/ GROUND FLOOR PLAN

SCALE - 1:150

Executive Engineer / Civil
CDC&S / TNPDCL

For SAPTHRISHI BUILDCON PVT LTD.

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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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.