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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION

PRESENT: S BALACHANDER IAS

D.Dis.No.3591/2025/F1
NO:009/26/03/02

Dated : 26-Feb-2026

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION

S.No 59/1, 59/2 & 59/3 of
SEMBAKKAM Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr.G. CHANDRASHEKAR GPA FOR B. ASAITHAMBI to Layout of S.No. 59/1, 59/2 & 59/3 of SEMBAKKAM Village Into 13 plots subject to the following condition. The approved plans are sent herewith.

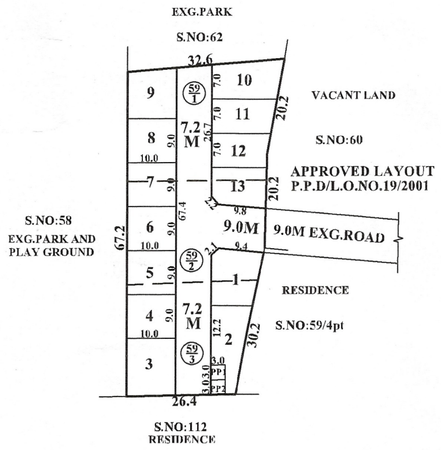
The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan
To
Mr.G. CHANDRASHEKAR GPA
FOR B. ASAITHAMBI
1, KARPAGAM AVENUE,
Sembakkam, Sembakkam

for Commissioner,
TAMBARAM CITY MUNICIPAL
CORPORATION

CONDITIONS	
S.No.	**Condition Name**
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) 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 or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) 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 or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner

FILE NO.L1-0144-2025



MCRNO:1122/2025, dt:29/12/25

LAYOUT / ~~SUBDIVISION~~
APPROVED
SUBJECT TO THE CONDITIONS IN
THIS OFFICE LETTER No.: 3591/2025/F1
No:009/26/03/02, Date:26.02.2026
for Commissioner
TAMBARAM CITY MUNICIPAL CORPORATION
ZONE - 3
26/02/2026

TOTAL EXTENT (AS PER PATTA)	: **1900 SQ.M**
ROAD AREA (31%)	: **595 SQ.M**
PLOTTABLE AREA (69%)	: **1305 SQ.M**
1% PUBLIC PURPOSE REQUIRED	: **13 SQ.M**
PUBLIC PURPOSE PROVIDED	: **18 SQ.M**

(PUBLIC PURPOSE AREA-1 : 9.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 9.0 SQ.M)

NO.OF.PLOTS : **13 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   } TO REFER FINAL LETTER

CONDITIONS :

(I)TNCDBR-2019,RULE NO: 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & & AMENDMENTS APPROVED IN G.O.Ms.No.16,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020
ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD,ADDITIONALLY,SHALL BE RESERVED FOR"PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5%OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT
(II) TNCDBR-2019, RULE NO: 47 (11)
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.
(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
◉ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN S.No:59/1, 59/2 & 59/3 OF SEMBAKKAM VILLAGE.

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Approved
Digitally Signed by
Name of Approver : V. Kirubakaran
Designation : Member Secretary
Date/Time : 10/17/2025 5:20:15 PM
Letter No. : CMDA/TP/LAYOUT/3591/2025
Approval No. : OL_PPDA/Q/0183/2025
Approval Date : 10/17/2025 5:20:15 PM
Permit No. : OL/45/2025

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8648 of 2019 and VMP (MD) Nos. 6812 & 6813 of 2019.

Signature valid

Digitally Signed by: Registered Engineer Grade I: Dinesh Kumar.N
Sign Date: 10/17/2025 5:18:03 PM

Applicants (Owner / Developer / Power of Attorney)

ISO_A2_(594.00_x_420.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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.