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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 2026-2027/09/05 **Date:** 9/5/26 8:51 PM

From:

Shankaralinganar Street, Gerugambakkam Chennai 600128.

To :

M/s. Yes Vee Promoters Represented by its Proprietor Thiru.K.Venkatesan,
DVS Aishwaryam, G1, “B” Block,
20, Sambandham Nagar,
Valasaravakkam,
Alwarthirunagar,
Chennai – 600 087.

Online Application Number: CMDA/PP/LAYOUT-1/0102/2026

Sir/ Madam,

Sub :

Residential Layout - CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY office at Chennai - Formation of a residential Layout to – Gerugambakkam S.Nos. 344/2B, 355/1 - Site Extent of (5019.00sq.m) 1.24 Acre Formation of residential layout of Gerugambakkam Village Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit , CMDA – Technical Approval is issued to the above mentioned layout and the number is assigned as File NO - CMDA/PP/LAYOUT-1/0102/2026 dated 27/07/2026. Kancheepuram District The approved plan is numbered. OL-PPD/LO/0161/2026 dated 27 July, 2026 planning permit No OL-03371 - Local body Final Approval issued - Regarding.

Ref :

1) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Office at Chennai ROC No: CMDA/PP/LAYOUT-1/0102/2026 dated 27/07/2026
2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020. 4. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
3. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
4. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.
5. Particulars called for through online on 27.05.2026.
6. Particulars received on 01.06.2026 & revised plan through online on 10.06.2026.
7. This office DC advice letter (online) even No. dated 06.07.2026 addressed to the applicant.
8. Online Payment Receipt No. CMDA/PP/RC/0207/2026 dated 06.07.2026 (Challan No. CMDA/PP/Ch/23690/2026), towards DC payment made by the applicant.

9. This office letter even No. dated 16.07.2026 addressed to the applicant enclosing the layout plan.
10. Applicant letter dated 20.07.2026 enclosing original Gift deed for Road area registered as Doc.No. 7335/2026 dated 17.07.2026 @ SRO, Pammal.

Body:

Kanchipuram District, Kundrathur Panchayat Union, Gerugambakkam Village Gerugambakkam Panchayat in the land Bearing of Survey Nos. S.No 344/2B, 355/1 - Site Extent of (5019.00sq.m) 1.24 Acre Formation of residential layout CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Chennai -. Technical Approval is issued to the above mentioned layout and the number is assigned CMDA/PP/LAYOUT-1/0102/2026 dated 27/07/2026 as The approved plan is numbered. OL-PPD/LO/0161/2026 dated 27 July, 2026 planning permit No OL-03371 Chennai/

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The fees/charges collected from the applicant are as follows:
1) Layout Approval Fees Rs: 2,69,220/-Receipt Number : 2026090564048 Transaction ID NO : Date – 05/09/2026
2) Layout Scrutiny Fees Rs: 41,000/- Receipt Number : 2026090564048 Transaction ID NO : Date – 05/09/2026

Hence CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Chennai , Technical Approval is issued based the Panchayat council Is given final approval to sell the 41 Housing plots allocated in the Layout.

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Valasaravakkam, Alwarthirunagar,
Chennai – 600 087.

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

3)The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4) The Superintending Engineer,
Chennai Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO) K.K.Nagar,
Chennai-600 078.

5) Sub Registrar,
Pammal Sub Register Office,
Kancheepuram District.

6) TNRERA, CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore,
Chennai-600 008

7) The Commissioner
Kundrathur Panchayat Union,
@ Padappai – 601 301,
Kancheepuram District.

8) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1,
Gandhi Irwin Road, Egmore.

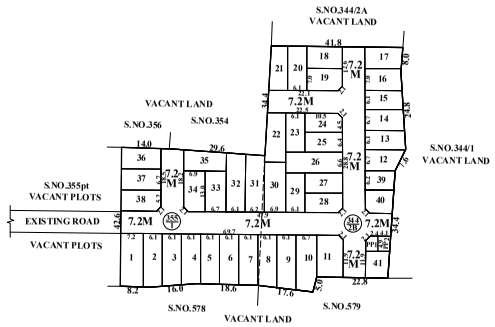
Signature Not Verified

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.09.05 20:51:52

FILE NO.L1-102-2026

TOTAL EXTENT (AS PER DOCUMENT)	:	**5019 SQ.M**
ROAD AREA (28%)	:	**1410 SQ.M**
PLOTTABLE AREA (72%)	:	**3609 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**609 SQ.M**
10% OSR CHARGES REQUIRED	:	**61 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**61 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**36 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**36 SQ.M**
(PUBLIC PURPOSE AREA-1 : 18.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 18.0 SQ.M)		
REGULAR PLOTS (1 TO 38)	:	**38 Nos.**
E.W.S.PLOTS (187 SQ.M) (39 TO 41)	:	**3 Nos.**
TOTAL No.OF.PLOTS	:	**41 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)THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTERNO.DB/T5(3)/F-5066 GERUGAMBAKKAM VILLAGE (344,345) /8076/2025/DATED:17.09.2025,OBTAINED TO THE RECLASSIFICATION FILE No.R1/0051/2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)15.810 m (i.e1.570 m above Top Level of Boundary Stone of Adayar River at Tharapakkam Village re (+114.240 m) to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.250 m to 1.330 m depending upon the existing field levels. Also the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+) 15.810 m.

2. The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government Land /Water body and the same should be maintained as it is in the Revenue records.

3. The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicant the permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence Hence the applicants are solely responsible of genuniety of the documents, submitted

4. The WRD officers should be allowed to inspect the site at any time during execution and there after if necessary Advance intimation should be given to the WRD officers concerned before commencement of work.

5.The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide count of law and act of both State & Central Government from time to time.

6.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD/Government Lands/river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

Technical Suggestion

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into Eri/channel/ course at any cost and the debris and other materials should not be dumped into the dmin /surplus course obstructing free flow of water.

The applicant should make drainage network, at their own cost and the same is to be connect to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream.

b. Since the site exists in close proximity the Link Odai, adjacent to the applicant land, the necessary setback distance should be provided within the proposed site, as per site condition and the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning. Chennai-2 vide Roc. No. 4367/2019-BA2/13.03.2019) during development Further, there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate

NOC from WRD.

c. The sewage water from the applicants land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, and as well as the construction materials/debris/garbages should not be dumped into the Channel at any cost

At any cost, sewage / sullage should not be let into river, and the garbages debris and construction materials should not be dumped into the Channel restricting the free flow of water.

d The applicant should get clearance certificate for her site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming their proposed site boundaries. Hence, these lands are to be converted into Residential Use zone from the agricultural Use zone by the competent authority.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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, MAWS (MA1) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

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.

(III)TNCDBR-2019, RULE NO : 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1 DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-5066 GERUGAMBAKKAM VILLAGE (344,355)/8076/2025/DATED:17.09.2025, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(VI) 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.
- THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW THE MFL AS PER THE WRD REMARKS AND CONDITIONS OF WRD TO BE COMPLIED WHILE TAKING UP DEVELOPMENT AT THE SITE UNDER REFERENCE.

LEGEND:

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

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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 344/2B & 355/1 OF GERUGAMBAKKAM 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

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

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature valid

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect
Sign Date: 09/01/2026 4:52:12 PM

ISO_A1_(841.00_x_594.00_MM)

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

Layout Application - Final Approval Letter

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Thalamuthu Natarajan Building, No.1,
Gandhi Irwin Road, Egmore.

Signature valid

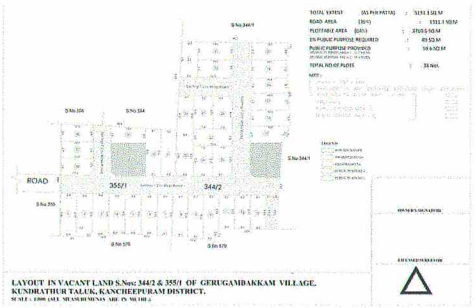
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2026.09.05 20:51:52

1.) Form A - Annexure I

Payment Details :

Sno.	Reference ID	Email	Mode of payment	Amount	Payment Date	Total Floor Area
1	CMDA/PP/Ch/22681/2026	YESVEE.BUILDERS001@GMAIL.COM	Online	7,697.00	09/04/2026	5,131.30

TOPO PLAN



Admission Counter

Disclaimer

Note : Terms and conditions to be accepted before making payment.

- Terms and conditions: (To be Agreed by the applicant before making payment)

1. Ensure that the Hard copied of Forms, Undertakings and Affidavits along with Plans duly signed in the prescribed format to be submitted at CMDA before the scheduled date of site inspection. If not submitted further scrutiny could not be proceeded and the PPA will be returned unapproved.
2. Before the schedule date of site inspection the site should be cleared without bushes and other obstructions and Site Boundary should be clearly demarcated.
3. Scrutiny fee is not Refundable at any circumstances.

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.