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DIGITALLY VERIFIED RECORD

16100/2025

TP/225347338/2025

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

06 NOV 2025

S. Elayaraja

AX 378766

S. KATHIRESAN
STAMP VENDOR
L.No: 15 / CH (S) / 2010
Madambakkam, Chennai - 126.

GENERAL POWER OF ATTORNEY

(WITH CONSIDERATION)

THIS DEED OF GENERAL POWER OF ATTORNEY executed at SELAIYUR SRO on this **6th** Day of **NOVEMBER 2025** BY: **I, Mr. K.ANNADORAI @ SATHAPPAN [PAN:ADVPA4386P and AADHAAR No.434111656813]** son of Late Kavingar Kannadasan, aged about 70 years, residing at No.12, Kannadasan Salai, Thiyagaraya Nagar, Chennai – 600 017, hereinafter called the **PRINCIPAL.**

DO HEREBY APPOINT

Mr. S.ELAYARAJA, [PAN-AAIPE7748K and AADHAAR No.648629318462] son of Mr. SRINIVASAN, aged about 46 years, residing at Plot No.40-41, Shre Indira Nivas, Devaraj Nagar, Arihant Avenue, Okkiyam Thoraipakkam, Chennai 600 097, as my **ATTORNEY** in my name and on my behalf to execute or do all or any of the acts hereinafter stated:

S. Elayaraja

AGENT

K. Annadorai @ Sathappan

PRINCIPAL

Document No..16100...of 2025 of Book 1
Contains....24....Sheets.....1.....Sheet
Registering Officer

Whereas the vacant land measuring an extent of 1 Acre 72 cents, comprised in Survey No.645, situated at Madambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District) was originally owned by 1.Mrs.P.K.Parvathiammal, wife of Mr.Kannadhasan and her minor children 2.Gandhi, 3.Kamal (both represented by their mother and natural guardian Mrs.P.K.Parvathiammal) having purchased the same by virtue of a Sale deed dated 12.06.1964, registered as document No.1636/1964, SRO-Tambaram.

Whereas ever since from the above purchase the said property was entirely acquired possessed and enjoyed by Mrs.P.K.Parvathiammal, the mother of the Principal, since it was a family property. Patta bearing No.3839 has been obtained in her name for the said property.

Whereas the said Mrs.P.K.Parvathiammal was inadvertently settled the vacant land measuring to an extent of 1 Acre 25 cents [after apportioned the western portion of common passage measuring 19 cents and southern portion of land measuring 28 cents retained by Mrs.Parvathiammal in total extent of land measuring 1 Acre 72 cents], comprised in Survey No.645 part, situated at Madambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District) to her sons details as follows:

S.NO	CLAIMANT/ OWNER NAME	SURVEY Number	EXTENT AC.C	DOC NO. And YEAR	PATTA Number
1	K.GANDHI	S.No.645 part, New S.No.645/6	0.25	4593 of 1988 (SETTLEMENT DEED) SRO TAMBARAM	3838
2	K.KAMAL@ NARAYANAN	S.No.645 part, New S.No.645/5	0.25	4594 of 1988 (SETTLEMENT DEED) SRO TAMBARAM	3837

Document No...16100 of 2025 of Book I

Contains....24....Sheets.....2.... Sheets

Registering Officer

3	K.ANNADORAI @ SATHAPPAN (PRINCIPAL HEREIN)	S.No.645 part, New S.No.645/4	0.25	4596 of 1988 (SETTLEMENT DEED) SRO TAMBARAM	3836
4	K.SRINIVASAN	S.No.645 Part, New S.No.645/3	0.25	4597 of 1988 (SETTLEMENT DEED) SRO TAMBARAM	3835
5	GOPI @ GOPALAKRISHNAN	S.No.645 Part, New S.No.645/2	0.25	4595 of 1988 (SETTLEMENT DEED) SRO TAMBARAM	3834

Whereas the said Mrs.P.K.Parvathiammal has retained the vacant land measuring to an extent of 28 cents out of 1 acre 72 cents in her name situated at Madambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District). Patta bearing No.3839 has been obtained in her name for the said land as Sub division Survey No.645/7.

After the demise of the said Mrs.P.K.Parvathiammal on 24.03.1990, leaving behind her surviving legal heirs namely 1. Mr.K.Gandhi (son), 2. Mr.K. Kamal @Narayanan (son), 3. Mr. K. Annadorai @ Sathappan, (son), 4. Mrs.Revathi Shanmugam (daughter), 5.Mr.K.Srinivasan (son), 6. Mrs.Kalaidelvi Chockalingam (daughter), 7.Mr.K.Gopi @ Gopalakrishnan (son), which is evidence from the Death Certificate Registration No.COC/1990/08/111/000133/1 and Legal heir Certificate Ref.No.R.Dis.D1/1839/17, dated.01.09.2017 and they have jointly succeeded her estate and enjoyed the land 28 cents out of 1 acre 72 cents in Survey No.645/7, under Patta No.3839, situated at Madambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District) without any hindrance.

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Contains....24.... Pages.....3.... Sheet
Attesting Officer

Whereas the said Mrs.P.K.Parvathiammal has also left out the land measuring 19 cents on the western side portion of 1 acre 72 cents in Survey No.645 part, for the use of common passage between themselves situated at Madambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District). Patta bearing No.3833 has been mutated in favour of 1. Mrs.P.K.Parvathiammal, 2. Mr. K. Srinivasan, 3. Mr.K. Gopi @ Gopalakrishnan 4. Mr. K. Annadorai @ Sathappan, 5. Mr. K. Kamal @Narayanan 6. Mr.K.Gandhi for the said land as Sub division Survey No.645/1.

Whereas the Principal and his brothers have later realized that K. Kamal @Narayanan and K.Gandhi have interest over the Schedule Property vide Sale deed dated 12.06.1964, registered as document No.1636/1964, SRO-Tambaram and Hence the Principal and his Brothers have mutually agreed to ratify the above said Settlement Deeds Nos.4593/1988, 4594/1988, 4596/1988, 4597/1988, 4595/1988, dated 16.09.1988, SRO-Tambaram to convey and transfer proper title over the Schedule Property in their favour.

Whereas after mutual discussion the Principal and his brothers have agreed to ratify all the aforesaid transactions are inadvertently made by their Mrs.P.K.Parvathiammal including the above Settlement Deeds in favour of the Principal and his brothers details as follows:

S.NO	CLAIMANT/ OWNER NAME	SURVEY Number	EXTENT AC.C	DOC NO. And YEAR	PATTA Number
1	K.GANDHI	S.No.645 part, New S.No.645/6	0.25	18512 of 2022 (RATIFICATIO N DEED) SRO SELAIYUR	3838
2	K.KAMAL@ NARAYANAN	S.No.645 part, New S.No.645/5	0.25	18515 of 2022 (RATIFICATIO N DEED) SRO SELAIYUR	3837

Document No...16100...of 2025 of Book 1

Contains...24.....Sheets.....4.... Sheets

Registering Officer

3	K.ANNADORAI @ SATHAPPAN (PRINCIPAL HEREIN)	S.No.645 part, New S.No.645/4	0.25	18517 of 2022 (RATIFICATION DEED) SRO SELAIYUR	3836
4	K.SRINIVASAN	S.No.645 Part, New S.No.645/3	0.25	18520 of 2022 (RATIFICATION DEED) SRO SELAIYUR	3835
5	GOPI @ GOPALAKRISHNAN	S.No.645 Part, New S.No.645/2	0.25	18521 of 2022 (RATIFICATION DEED) SRO SELAIYUR	3834

Whereas the said PRINCIPAL, his brothers and his Sisters have jointly enjoyed the land measuring to an extent of 28 cents out of 1 acre 72 cents in Survey No.645/7, under Patta No.3839, situated at Madambakkam Village, Tambaram Taluk, Chengalpet District (formerly Kancheepuram District) without any hindrance.

Whereas the said PRINCIPAL and his brothers have jointly enjoyed the land measuring to an extent of 19 cents out of 1 acre 72 cents in Survey No.645/1, under patta No.3833, situated at Madambakkam Village, Tambaram Taluk, Chengalpet District.

Whereas the PRINCIPAL his brothers and his Sisters have jointly had submitted (through their power agent) the entire land measuring to an extent of 1 acre 72 cents land in Survey Nos.645/1 to 7, for forming a layout of house sites before the CMDA authorities, which was duly approved under **PPD/LO No.136 of 2023, dated 11.01.2023, vide Letter No.Layout-1/0019/2023, Planning permit No.15450, dated.12.05.2023,** the layout was also formed in the name as **"PARVATHY ENCLAVE"**

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Contains....24.....5.....Sheet
Sub-Registrar Officer

Whereas, the **PRINCIPAL** is unable to personally attend to all matters and do necessary acts relating to the **SCHEDULE B PROPERTY** due to other engagements and pre-occupations, and therefore decided to appoint the **POWER AGENT** herein to act on me behalf, this instrument of power of attorney further witnesseth as follows:-

KNOWN ALL MEN BY THESE PRESENTS THAT I, the **PRINCIPAL** herein do hereby appoint, nominate and constitute the Power Agent **Mr. S.ELAYARAJA,** as my true and lawful Power of Attorney to do any or all of the following acts, deeds and things in my name and on my behalf, in respect of the **SCHEDULE B PROPERTY**.

1. To negotiate for the sale of the **SCHEDULE B PROPERTY** either in whole or in parts, in divided or undivided share/s to such person/s for such sale price or consideration as our Attorney may think it fit and proper.

2. To receive advance, full sale price, for the **SCHEDULE B PROPERTY** or its shares or parts from the purchaser/s in any mode and to give proper and expedient receipts therefore.

3. To execute on my behalf any document/s of sale or otherwise dispose of the **SCHEDULE B PROPERTY** in favour of the prospective purchasers in one or more sale deed/s either in divided or undivided share/s or entire property.

4. To admit execution and to present on our behalf any document so executed by the Attorney to the appropriate Registering Officers, Authorities having jurisdiction to register the same and to get the same registered and receive them back from the Registration Officers/Authorities.

S. Elaya

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Contains....24.....6..... Sheet

Registering Officer

5. To sign other document/s such as patta transfer forms and all other papers needed for the same and to do all such acts, deeds and things as may be necessary and reasonably required for effectively conducting and concluding the registration of the document/documents.

6. To execute, admit and register all forms of transaction as envisaged under the Transfer of Property Act.

7. To engage advocates, sign vakalatnama, verify and sign plaints, written statements, counter, evidence, deposit and withdraw amounts from and out of all statutory authorities including civil courts, quasi judicial authorities, compromise and settle any dispute and to deal with all or any matters connected with any dispute if any arises with reference to the schedule mentioned property. The power of court proceedings will include any matter before any Court, department, authority, forum, Tribunal etc.

8. To apply and obtain No Objection certificate from Appropriate Authority of Income Tax and in that connection to sign the necessary papers and to represent us before any Department.

9. To sign all connected papers, like plans, affidavits, application, letters, indemnities, authorization and correction before the Competent Authorities of the respective departments or bodies of the Government like C. M. D. A, D.T.C.P, Corporation of Chennai, Panchayat, Water Board, Collector of Chennai, Drainage Board etc., as the case may be for the purpose of obtaining necessary sanctions connected with the **SCHEDULE B PROPERTY** in respect of any or all of the following matters:

a) Sub-Division of the Plot;

b) Re-union of the Plot &Re-constitution of the Plot;

c) Amalgamation or reclassification of the plot;

d) Apply submit and obtain sanctions for layout of plan and in respect of the proposed construction of the building or buildings;

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Contains....24.....7..... Sheets

Sub Registrar Office

e) Apply for additions, revision and alterations to buildings that may be constructed thereon;

f) Apply in his own name or dismantle, transfer, shifting of existing services or obtain fresh services in respect of electricity with MES and TNEB.

g) Transfer of the existing services or obtain fresh services in respect of Water supply, Drainage, Sewerage and electricity and apply in his name or his nominee/s.

h) Apply and obtain steel and other permits;

i) Apply and obtain patta from the Tahsildar or any other Competent Authorities;

j) To file appeals, references, revision, and appear and represent before the Competent Authorities;

k) To apply and obtain exemption and no objections from any Competent Authorities for any purpose, as and when required;

l) To execute and register Gift Deed in favour of the competent authority for public purpose and to all acts necessary and required in connection therewith.

10. I do hereby agree to ratify and confirm all acts done by my Attorney as if they were done by me, myself.

The Principal herein have received a sum of **Rs.1,74,19,644/- (Rupees One Crore Seventy Four Lakhs Nineteen Thousand Six Hundred and Forty Four only)** as sale consideration towards schedule B mentioned property from the agent herein by way of Bank Transfer on various dates, also the said consideration should not exceed in respect of the schedule B property when it is conveyed to any third part by my agent.

S. Elavarasi

A. Muthuvarai

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Contains...24.....Sheets.....8..... Sh

Registering Of

SCHEDULE "A" PROPERTY

(Entire Description of Project Land)

All that piece and parcel of vacant land bearing **Plot Nos.1 to 42, comprised in S.No.645/1, 645/2, 645/3, 645/4, 645/5, 645/6 and 645/7, measuring to an extent of 1 Acres 72 Cents,** in the layout named as **"PARVATHY ENCLAVE"** and the land being approved by the CMDA vide **PPD/LO No.136 of 2023, dated 11.01.2023, vide Letter No.Layout-1/0019/2023, Planning permit No.15450, dated.12.05.2023,** situated at MADAMBAKKAM VILLAGE, Tambaram Taluk, Chengalpattu District within the local body limits of Tambaram Corporation.

SCHEDULE "B" PROPERTY

All that piece and parcel of approved vacant land bearing **Plot No.15 to 19,** measuring to an total extent of **5278.68 Square Feet** at **"PARVATHY ENCLAVE"** (approved by CMDA vide **PPD/LO No.136 of 2023, dated 11.01.2023, vide Letter No.Layout-1/0019/2023, Planning permit No.15450, dated.12.05.2023, comprised in Old S.No.645/4, present Survey No.645/4A, under patta No.3836,** situated at **MADAMBAKKAM VILLAGE,** Tambaram Taluk, Chengalpattu District within the local body limits of Tambaram Corporation.

SL NO	PLOT NO	EXTENT
1	15	1231.40 sq.ft.
2	16	1011.82 sq.ft.
3	17	1011.82 sq.ft.
4	18	1011.82 sq.ft.
5	19	1011.82 sq.ft.
	TOTAL	5278.68 sq.ft.

Boundaries for Plot No.15 to 19:

North by - Plot Nos. 10 to 14,

South by - 7.0 Meter Road,

East by - Plot No.20,

West by - 9.0 Meter Road.

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Registering Officer

The above said land within the limits of Tambaram City Municipal Corporation.

The value of the B schedule property is Rs.1,74,19,644/-

IN WITNESS WHEREOF I HAVE HEREUNTO SET AND SUBSCRIBED MY HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

AGENT

PRINCIPAL

WITNESSES:

1. KARTHICK S/O CHANDRAN
C31, CASA GRANDE, ALDEA
OKKIYAM THURAIPAKKAM, CHENNAI 600097



2. J. GANESH S/O JAYARAJ
ANNAI INDIRA GANDHI SS,
ICAKANI MAIN ROAD,
CHENNAI - 600002

DRAFTED BY:
D. KARTHIKEYAN ( )
TN.D.W.L.No. A/321/CH(S)/2000

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Sub Registrar Officer

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ.எண் 10(1) பிரிவு

மாவட்டம்: செங்கல்பட்டு

வட்டம்: தாம்பரம்

வருவாய் கிராமம்: மாடம்பாக்கம்

பட்டா எண்: **3836**

உரிமையாளர்கள் பெயர்

1 கண்ணதாசன் மகன் அண்ணாதுரை

வ.எண்	புல எண்ணும் உட்பிரிவும்	நன்செய்				புன்செய்				மற்றவை				குறிப்பு
		பரப்பு		தீர்வை		பரப்பு		தீர்வை		பரப்பு		தீர்வை		
		ஹெ.	ஏர்	ரூ	பை	ஹெ	ஏர்	ரூ	பை	ஹெ.	ஏர்	ரூ	பை	
1	645 - 4A					0	05.46	00	20					2023/0105/35/425154 10-07-2023
	மொத்தம் -	0		0		0	05.46	0	20	0		0		

மின்கையெப்பம் / Digital Signature : **10-07-2023** அன்று **12:34:31 PM** நேரத்தில் இடப்பட்டது

பெயர்/Name : **Kavitha S**

பதவி/ Designation: **Tahsildar**

இடம்/Place : தாம்பரம் **(05)** வட்டம், செங்கல்பட்டு**(35)** மாவட்டம்

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Registering Officer

குறிப்பு	
1	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பரிவேட்டிலிருந்து பெறப்பட்டவை இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணையதளத்தில் 2023/0105/35/425154 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2	இத்தகவல்கள் 06-11-2025 அன்று 10:13:21 AM நேரத்தில் பதிவிறக்கப்பட்டது.
3	கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இத்தகவல்களை இணையத்தளத்தில் சரிபார்க்கவும்.

Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION

PRESENT: S BALACHANDER IAS

D.Dis.No: RDL ND-A166/2023/F1

Dated : 25-Jun-2025

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION

S.No 645/1,2,3,4,5,6&7 of
MADAMBAKKAM

Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr.RAMAKRISHNAN& GPA K GANDHI & 6 OTHERS to Layout of S.No. 645/1,2,3,4,5,6&7 of MADAMBAKKAM
Village into 42 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.RAMAKRISHNAN& GPA K
GANDHI & 6 OTHERS
266, CHANDRABASS NAGAR,
MADAMBAKKAM,
MADAMBAKKAM

Commissioner,
TAMBARAM CITY MUNICIPAL
CORPORATION

25/6/25

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 fraudient manner

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Contains.....24.....12... Sheet
Registering Officer

Scanned with OKEN Scanner

LAYOUT / SUBDIVISION
APPROVED
SUBJECT TO THE CONDITIONS IN
THIS OFFICE LETTER No:

Document No....16100....of 2025 of Book I
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Registering Officer

FILE NO : LAYOUT/ 1900/13822

TOTAL EXTENT	:	6950 SQ.M
ROAD AREA	:	2735 SQ.M
PUBLIC PURPOSE AREA (1%)	:	43 SQ.M
NO. OF PLOTS	:	42 Nos.

NOTE:

LEGEND:

OWNER'S SIGNATURE

LICENSED SURVEYOR

APPROVED

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos: 645/1,2,3,4,5,6 & 7 OF MADAMBAKKAM VILLAGE.

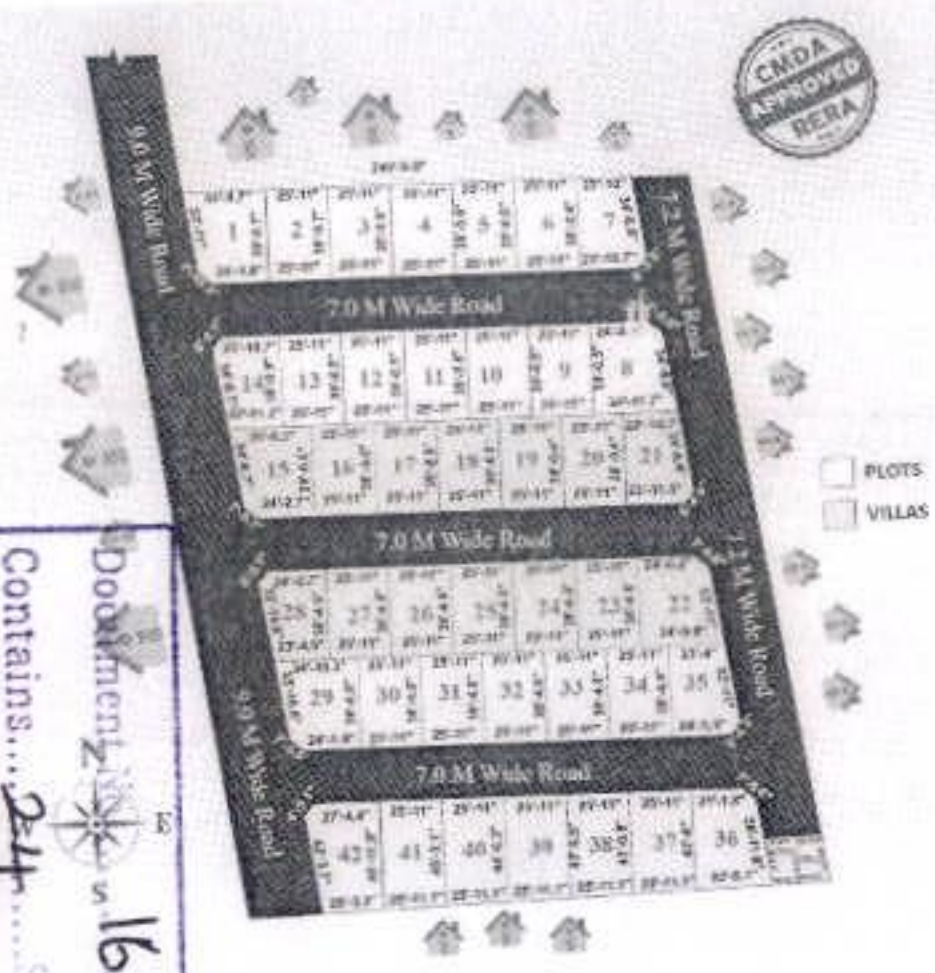
SCALE - 1:200 (ALL MEASUREMENTS ARE IN METRE)

ABOUT US

Elite Estate is a well developed Proprietorship Property development, a land and building in and around Chennai. We started this company since 2009 Elite Estate was started as a team of committed and dedicated using marketing techniques in advanced unique themes and tools in engaged into promoting the property development.

Creativity and our passion and innovation is our mantra for the success of growth. We marched by the innovation with a dominant culture of IDEAS, INNOVATION, PEOPLE OF TECHNOLOGY. Like secure a customer centric organization. We continuously strive to ensure the best services to our customer's right from presenting the right properties till the transfer of ownership rights.

Elite Estate was built by experienced leadership and qualified functional team, among people on every Level of understanding the customer needs and requirements, helping to identify the suitable property, calculating the finances availability and locating qualified works.



PARVATHY ENCLAVE

THE PLAN SHOWING PLOT OF SURVEY NUMBER 645, MADAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT,

PLOT NO	SQFT
1	1211.4
2	1011.82
3	1011.82
4	1011.82
5	1011.82
6	1011.82
7	998.75
8	1236.70
9	1011.83
10	1011.83
11	1011.82
12	1011.83
13	1011.83
14	997.82
15	1243.09
16	1011.82
17	1011.82
18	1011.82
19	1011.83
20	1011.82
21	998.9

PLOT NO	SQFT
22	1212.83
23	994.59
24	994.59
25	994.59
26	994.59
27	994.59
28	995.67
29	1215.26
30	994.59
31	994.59
32	994.59
33	994.59
34	994.59
35	996.75
36	1214.18
37	1186.54
38	1175.91
39	1164.21
40	1163.59
41	1182.96
42	1322.9



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Registering Officer

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 15450 Date of Permit 12/05/2023

PPD/LO. No: 136/2023 Th. T. Ramakrishnan GPA on behalf of Th. K. Gandhi & 6 Others

File No Layout-I/0019/2023 No:766, Lakshmanaswamy Salai, Kakkignar Karunanidhi Nagar, Chennai - 600 078.

Name of Applicant with Address .....

Date of Application 11/01/2023

Nature of Development : Layout/~~Sub-division~~ of Land/~~Building~~ construction/ Charge in use of Land/~~Building~~.

Site Address Proposed Layingout of house Sites in Reland

Division No. Comprised in S.No. 64 5/1, 2, 3, 4, 5, 6, 7 of Madambakkam Village, Tambaram Taluk Changalpet Dist, Tambaram Corporation Limit.

Development Charge paid Rs. 40,000/ Challan No 013829 Date 18/4/2023 B-0023270 dt: 15/4/2023

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.

For MEMBER SECRETARY

Document No....16100...of 2025 of Book I

Contains...24....Sheets.....15.... Sheet

Registering Officer

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-1/0019/2023 **Dated:12.05.2023**

To

The Commissioner
Tambaram Corporation,
Tambaram,
Chennai – 600 045.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for Laying out of house sites in S.No.645/1, 2, 3, 4, 5, 6 & 7 of Madambakkam Village, Tambaram Taluk, Chengalpet District, Tambaram Corporation Limit – Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0019/2023 dated 11.01.2023.
2. This office letter even No. dated 20.02.2023.
3. Applicant letter dated 20.02.2023 & 28.03.2023.
4. This office letter even No. dated 31.03.2023 addressed to the SRO, Selaiyur.
5. The SRO, Selaiyur in letter No.38/2023 dated 01.04.2023.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office DC Advice letter even No. dated 11.04.2023 addressed to the applicant.
8. Applicant letter dated 19.04.2023 enclosing the receipt for payments.
9. This office letter even No. dated 24.04.2023 addressed to the applicant enclosing the layout plan.
10. Applicant letter dated 04.05.2023 enclosing original Gift deed for Road area registered as Doc.No.7125/2023 dated 28.04.2023 @ SRO, Selaiyur.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
13. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017

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Registering Officer

The proposal received in the reference 1st cited for layout of house sites in the land comprised in S.No.645/1, 2, 3, 4, 5, 6 & 7 of Madambakkam Village, Tambaram Taluk, Chengalpet District, Tambaram Corporation Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the

the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges / fees in the reference 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.10,450/-	CMDA/PP/Ch/9615/2023 dated 11.01.2023
Development charge	Rs.40,000/-	B-0023270 dated 18.04.2023
Layout Preparation charge	Rs.17,000/-	
OSR Charge	Rs.7,15,000/-	
Contribution to Flag Day Fund	Rs.500/-	013839 dated 18.04.2023

4. The approved plan is numbered as **PPD/LO. No.136/2023 dated 12.05.2023.** Three copies of layout plan and planning permit **No.15450** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.7125/2023 dated 28.04.2023 @ SRO, Selaiyur as in the reference 10th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 11th cited.

Yours faithfully,

for Senior Planner, Layout.

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Registering Officer 21/4/2023

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the layout plan since the same is registered).
3. Original Gift Deed Doc.No.7125/2023 dated 28.04.2023 @ SRO, Selaiyur.

Copy to: 1. Thiru.T.Ramakrishnan, GPA on behalf of,
Thiru.K.Gandhi & 6 others,
No.266, Lakshmana Samy Salai,
Kalaignar Karunanidhi Nagar,
Chennai – 600 078.

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

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

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

5. Stock file /Spare Copy.

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Registering Officer

இந்திய அரசாங்கம்
Government of India



அண்ணாதுரை கண்ணதாசன்
Annadorai Kannadhasan
பிறந்த நாள்/DOB: 26/07/1955
ஆண்/ MALE

Download Date: 13/02/2020

Issue Date: 25/09/2016

4341 1165 6813

VID : 9106 3542 5485 6565

எனது ஆதார், எனது அடையாளம்

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

ADVPA4386P



பெயர் /NAME
KANNADHASAN ANNADORAI

தந்தை பெயர் / FATHER'S NAME
KANNADASAN PALANIAPPAN

பிறந்த தேதி /DATE OF BIRTH
26-07-1955

கையொப்பம் /SIGNATURE

Arun S Bhatnagar

வருமான வரி ஆணையர் (கணிப்பொறி இயக்கம்)
Commissioner of Income-Tax (Computer Operations)

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: கண்ணதாசன், எண்
23/3, கண்ணதாசன் சாலை, தியாகராய நகர்,
சென்னை,
தமிழ் நாடு - 600017

Address:
S/O: Kannadhasan, NO 23/3,
KANNADHASAN SALAI, Thiyagaraya Nagar,
Chennai,
Tamil Nadu - 600017

4341 1165 6813

VID : 9106 3542 5485 6565

1947 | help@uidai.gov.in | www.uidai.gov.in

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Registering Officer







S. Elayaraja

Arunadevi S

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Registering Officer

இந்திய அரசாங்கம்
Government of India

கார்த்திக் சந்திரன்
Karthick Chandran
பிறந்த நாள் / DOB : 02/07/1981
ஆண்/Male

2227 8957 5787

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர் சந்திரன், சி 31 , அல்டியா, பாரதியார் நகர் மெயின்ரோடு ஒக்கியம் துரைப்பாக்கம், காஞ்சிபுரம், ஒக்கியம் துரைப்பாக்கம், தமிழ் நாடு 600097

Address:
S/O: Chandran, C 31 , ALDEA, BHARATHIYAR NAGAR MAINROAD, Oggiam Thuraipakkam, Kancheepuram, Oggiam Thuraipakkam, Tamil Nadu, 600097

2227 8957 5787

help@uidai.gov.in

www.uidai.gov.in

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம்/Enrollment No. : 0000/00761/81199

To
Ganesh J
கணேஷ் ஜெ
JAYARAJ,
VILLA NO 96 EILLAN VILLS,
MADHA KOVIL STREET,
KARANAI,
VTC: Thazhambur, PO: Navalur,
District: Kancheepuram,
State: Tamil Nadu, PIN Code: 603103,
Mobile: 9551151551

058365933

KG059365933FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5647 4124 0408

எனது ஆதார், எனது அடையாளம்

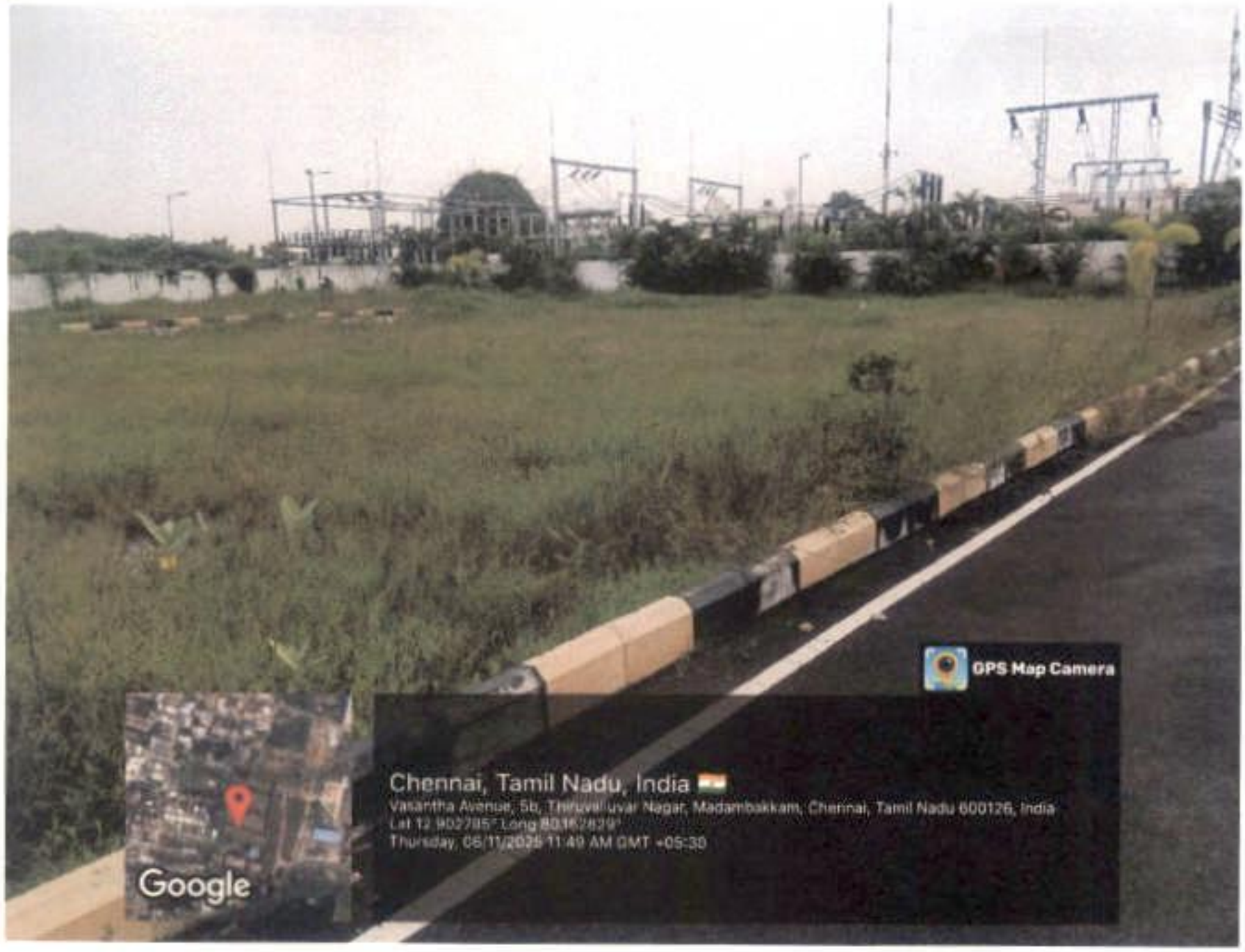
Issue Date: 05/12/2015

கணேஷ் ஜெ
Ganesh J

5647 4124 0408

எனது ஆதார், எனது அடையாளம்

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Registering Officer

R/சேலையூர்/புத்தகம்-1/16100/2025

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2025ம் ஆண்டு வரிசை எண் 12111

No.12, KannadasanSalai, Thiyagaraya Nagar, Chennai, மாம்பலம், மாம்பலம், சென்னை, தமிழ்நாடு, இந்தியா, 600017-ல் வசிக்கும் திரு K.அண்ணாதுரை என்கிற சாத்தப்பன் என்பவரிடமிருந்து ₹ 8,70,488/- (ரூபாய் எட்டு இலட்சத்து எழுபதாயிரத்து நானூற்று எண்பத்தெட்டு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

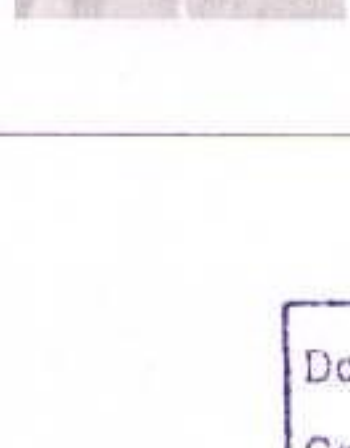
சார்பதிவாளர் : சேலையூர்
நாள்: 06/11/2025

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2025 ஆம் ஆண்டு நவம்பர் மாதம் 06ம் தேதி பி.ப 02:23 மணியளவில் சேலையூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,76,507/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:28595823cfc5744a28e495daf770bd05a705b59
(Details from UIDAI : Annadorai Kannadhasan S/O: Kannadhasan, 26-07-1955, xxxxxxxx6813)

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R/சேலையூர்/புத்தகம்-1/16100/2025

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





S. Elayaraja 9884496136.

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்"
என்ற வழி இந்த நபரின் அடையாளம்
விரல் ரேகை மூலம் ஆதார்
ஆணையத்துடன் சரிபார்க்கப்பட்டது
ஒப்பீட்டு எண் :
UKC:515507314b80118fbcd4b1f9bece5613d5a1de8
(Details from UIDAI : Elayaraja Srinivasan
SRINIVASAN, 04-07-1979, xxxxxxxx8462)



2025 ஆம் ஆண்டு நவம்பர் மாதம் 6ம் நாள்

LINGESAN SEKAR
சார்பதிவாளர்
சேலையூர்

R/சேலையூர்/புத்தகம்-1/16100/2025 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 06/11/2025
சேலையூர்

LINGESAN SEKAR
சார்பதிவாளர்

SUB-REGISTRAR
SELAIYUR

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்

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Registering Officer



MY. K. Satthappan.
(a)
Annadurai
Madras 17

B. PATTAMMAL
STAMP VENDOR.
TAMBARAM S.R.C
MADRAS-59

9603
14/9/88

சென்னை மாவட்டம்

செட்டில்மெண்டு பத்திரம்

1988-ஆம் வருடம் செப்டம்பர் மாதம் 16 -ந் தேதி, சென்னை 17, தியாகராய நகர், கண்ணதாசன் சாலை, நெ.12 -ல் குடி இருக்கும் காலம் சென்ற கவிஞர் கண்ணதாசன் அவர்கள் குமாரர் ..33.. வயதுள்ள, திரு.சாத்தப்பன் (எ)கிற) கே.அண்ணதுரை அவர்களுக்கு, ஆக சென்னை 17, தியாகராய நகர், கண்ணதாசன் சாலை, நெ.12-ல் குடிஇருக்கும் காலம் சென்ற கவிஞர் கண்ணதாசன் அவர்கள் மனைவி ..56... வயது திருமதி.பி.கே.பார்வதி அம்மாள் ஆகிய நான் மனப்பூர்வமாய் சம்மதித்து எழுதிக்கொடுத்த புஞ்சை விவசாய நிலம் செட்டில்மெண்டு பத்திரம் என்னவென்றால்:

செங்கை மாவட்டம், செய்தை வட்டம், பழைய நெ.177, புதிய நெ.143, மாடம்பாக்கம் கிராமம், ச.நெ.645, ஏக்கர் 1.72 செண்டு, சொத்தை, பத்திரம் எண்.1636/1964, நாள் 12.6.1964, விவரப்படிக்கு, திருமதி.பூங்காவனம்மாள் அவர்கள் மூலம், நான் கிரையம் பெற்று, நமது பொது குடும்ப சொத்தாக வைத்து, நானே நாளது வரை,

Verified
Sub Registrar
Selaiyur

P.K. பார்வதி

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

BA 413532

22 NOV 2022

K. Annadorai @ Sathappan

S. GAYATHRI
STAMP VENDOR
L. No: 17071 /B2/ 2014-1
No. 5/480, Appar Street,
Medavakkam, Chennai - 600 100.
Phone: 9790988061

Verified

16/11/25

Sub Registrar
Selaiyur

DEED OF RATIFICATION

THIS DEED OF RATIFICATION IS MADE AND EXECUTED AT CHENNAI, ON THIS 23rd DAY OF NOVEMBER 2022

BY

1.Mr. K. GANDHI [PAN:AADPG0492P and AADHAAR No.603013234279] son of Late Kavingar Kannadasan, aged about 70 years, residing at No.12, Kannadasan Salai, Thiyagaraya Nagar, Chennai – 600 017,

2. Mr. K.KAMAL @ NARAYANAN [PAN:AADPK5395H and AADHAAR No.653532118984] son of Late Kavingar Kannadasan, aged about 69 years, residing at No.12, Kannadasan Salai, Thiyagaraya Nagar, Chennai – 600 017, hereinafter collectively referred to as the **"Parties of the First Part"** which expression shall mean and include, where the context so requires or admits, their respective heirs, legal representatives, successors, administrators, and executors of the ONE PART;

Document No. 18517 of 2022 ...of Book
2 Contains 15 Sheets 1 Sheet
Registering Officer

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.