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DIGITALLY VERIFIED RECORD

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

AREA PLAN UNIT

ACKNOWLEDGEMENT

SBC No. : CMDA/PP/LAYOUT-1/0102/2026

Online Receipt No. : CMDA/PP/Ch/22681/2026

Date : 09/04/2026

1. Name of the applicant with address : VENKATESAN
Door No.:G1 B, Plot No.:BLOCK 20,
Address:SAMBANTHAM NAGAR,
VALASAEAVAKKAM,
GERUGAMBAKKAM.

2. Proposal at : Abutting Road Name:Tharapakkam 1 st street,
Address1:S NO 344/2B & 355/1,
KUNDRATHUR,
gerugampakkam village,
600112

3. Type of Application : Planning Permission

4. ProposalType : Layout

5. Survey No. details :

Sno.	New Survey No	New Sub Division	Old Survey No.	Old Sub Divison	Block No	Village	Taluka	District
1	344	2B	344	2B	Nil	Gerugambakkam	KUNDRATHUR	Kancheepuram
2	355	1	355	1	Nil	Gerugambakkam	KUNDRATHUR	Kancheepuram

Document Details :

Sno.	Village	Doc-Source/ Type/No.	Date	Block	Ward	Old Survey No.	New Survey No.	Subdiv. No.	Extent in Sq.Mts	Previous Owner	Present Owner	Remarks
1	Gerugambakkam	Sale Deed	27/01/2026	Nil;Nil		355/1	355	1	5131.3	VISWANATHAN	YES VEE PROMOTERS	

Enclosures :

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY.
சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்

Payment Receipt

Permission Fee

Receipt No. : **CMDA/PP/RC/0207/2026** **Receipt Date** : **06/07/2026**

Challan No : **CMDA/PP/Ch/23690/2026** **File No** : **CMDA/PP/LAYOUT-1/0102/2026**

Applicant Name : **VENKATESAN**

Address of Communication : Door No.:G1 B Plot No.:BLOCK 20
Address:SAMBANTHAM NAGAR,VALASAEAVAKKAM
Locality:GERUGAMBAKKAM
Mobile No: 988453564
Email Id: YESVEE.BUILDERS001@GMAIL.COM

Amount (INR) : **1351500**

Amount (In Words) : **Rupees Thirteen Lacs Fifty One Thousand Five Hundred Only**

Transaction Type : **Online Banking**

Payment Made At : **RTGS_NEFT**

Payment Details

Transaction No. : **RUTIBR26070600359235**

Transaction Gateway :

Sr.No.	Particulars	Initial Amount paid	Penalty Amount Paid	Total Amount Paid
1	Layout Preparation Charge	16000.00	0.00	16000.00
2	Development Charge	25000.00	0.00	25000.00
3	Flag Day Charge	500.00	0.00	500.00
4	OSR Charges	1310000.00	0.00	1310000.00

THIS IS A SYSTEM-GENERATED RECEIPT.
Chennai Metropolitan Development Authority

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.

(Approved Letter)

File No. : **CMDA/PP/LAYOUT-1/0102/2026** Date : **27/07/2026**

To

The Commissioner,

Kundrathur Panchayat Union,

Kancheepuram District @ Padappai,

Pin code – 601 301.

Dear Sir / Madam,

Sub : CMDA - APU – Layout Division – Proposal for laying out of house sites in the property comprised in S.Nos.344/2B, 355/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit – Approved – Reg.

Ref :

1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0102/2026 dated 09.04.2026.
2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
3. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
4. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
5. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.
6. Particulars called for through online on 27.05.2026.
7. Particulars received on 01.06.2026 & revised plan through online on 10.06.2026.
8. This office DC advice letter (online) even No. dated 06.07.2026 addressed to the applicant.
9. 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.
10. This office letter even No. dated 16.07.2026 addressed to the applicant enclosing the layout plan.
11. 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.

The proposal received in the reference 1st cited for the proposed laying out of house sites in the property comprised in S.Nos.344/2B, 355/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements and approved.

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 documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant

along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about 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.

The applicant has remitted the following charges / fees as called for in this office DC letter:

Sl. No.	Charges	Amount	Receipt No. & Date
I	Scrutiny Fees	Rs.7,697.00	CMDA/PP/Ch/22681/2026 & dt. : 09 April, 2026
II	OSR Charges	Rs.13,10,000.00	CMDA/PP/RC/0207/2026 & dt. : 08 July, 2026
III	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0207/2026 & dt. : 08 July, 2026
IV	Development Charge	Rs.25,000.00	CMDA/PP/RC/0207/2026 & dt. : 08 July, 2026
V	Layout Preparation Charge	Rs.16,000.00	CMDA/PP/RC/0207/2026 & dt. : 08 July, 2026

The approved plan is numbered as **OL-PPD/LO/0161/2026 dated 27 July, 2026** . Three copies of Open Layout plan and planning permit **No.OL-03371** are sent herewith for further action.

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

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 2nd & 3rd cited.

The original Gift Deed registered as Doc. No. 7335/2026 dated 17.07.2026 @ SRO, Pammal as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 5th cited.

Yours faithfully,

Signature valid
Name :V. Krishna
Designation :Assistant Planner
Date :07/27/2026 6:49:39 PM

Name: V Krissna

Designation: Assistant Planner

Date: 27 July, 2026

For

Member Secretary

CMDA

Encl :

1. Three 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. 7335/2026 dated 17.07.2026 @ SRO, Pammal.

Copy To:

1. 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.

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

3. The Superintending Engineer,
   Chennai Electricity Distribution Circle,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ K.K.Nagar,
   Chennai - 600 078. (w.o.e).
   (along with a copy of approved layout plan).

4. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   RERA Building, Plot No.586, 587, 588,
   1st & 2nd Avenue, Anna Nagar East,
   Chennai-600 102.

5. Stock file /Spare Copy.

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-1/0102/2026 **Dated: 16.07.2026**

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.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites in the property comprised in S.Nos.344/2B, 355/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit – Handing over of the Proposed Road space & Public purpose plots (PP-1 & PP-2) – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0102/2026 dated 09.04.2026.
2. Particulars called for through online on 27.05.2026.
3. Particulars received on 01.06.2026 & revised plan through online on 10.06.2026.
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC advice letter (online) even No. dated 06.07.2026 addressed to the applicant.
6. 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.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

***

The proposal received in the reference 1st cited for the proposed laying out of house sites in the property comprised in S.Nos.344/2B, 355/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit was examined and the layout/sub-division has been prepared by the applicant to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge and other charges applicable to this office in Cash Bill No. CMDA/PP/Ch/22681/2026 dated 09.04.2026 & CMDA/PP/RC/0207/2026 dated 06.07.2026 (Challan No. CMDA/PP/Ch/23690/2026).

2. In the G.O. (Ms). No.181, Housing and Urban Development [UD4(1)] dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, Open Space Reservation and Public purpose to be gifted by the applicant(s) and gift deed registered in the Name of the Concerned Local Body. In the ref. 7th cited the Government has ordered that the procedure be followed in the Directorate of Town and Country Planning in respect of gifting

of the road /OSR /Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are, therefore, requested to gift the Road area & Public purpose plots (PP-1 & PP-2) proposed in the layout plan through a registered gift deed. A copy of the layout plan showing the Road area & Public purpose plots (PP-1 & PP-2) details which have to be handed over to the **Kundrathur Panchayat Union** represented by the **Commissioner, Kundrathur Panchayat Union** along with a copy of the Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road & Public purpose plots (PP-1 & PP-2) and on receipt of the registered gift deed in original, the subdivision plan will be sent to the Commissioner, Kundrathur Panchayat Union for sanctioning of the layout.

Yours faithfully,

for Member Secretary.

P. Surya
16/7/25

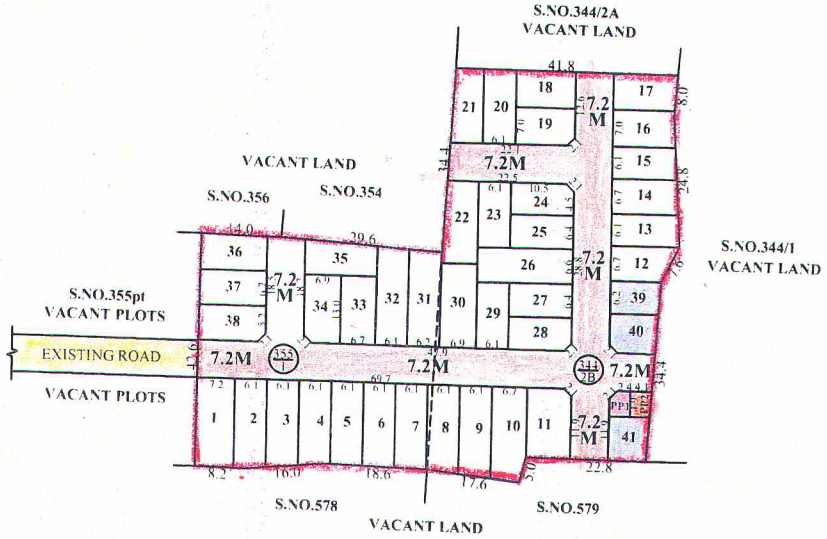
Encl: One copy of Layout plan, a copy of "A4" size sketch along with Gift Deed format for registration purpose.

Copy to:

1. **The Commissioner,**
   Kundrathur Panchayat Union,
   Kancheepuram District @ Padappai,
   Pin code – 601 301.
   (Along With a Copy of Layout Plan).

2. **The Superintending Engineer,**
   Chennai Electricity Distribution Circle,
   Tamil Nadu Generation of Electricity and Distribution Corporation (TANGEDCO)
   @ K.K.Nagar,
   Chennai - 600 078. (w.o.e).

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.

CONDITION:

LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-5066 GERUGAMBAKKAM (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

LEGEND

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

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
Chennai-600 008

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)

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

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0102/2026**
Planning Permission No. : **OL-PPD/LO/0161/2026**
Permit No. : **OL-03371** **Date of permit** : 27-07-2026

Name of Applicant with Address :	VENKATESAN G1 B, BLOCK 20, SAMBANTHAM NAGAR, VALASAEAVAKKAM, GERUGAMBAKKAM, , -, Mobile No. : 988453564 Email ID : YESVEE.BUILDERS001@GMAIL.COM
Date of Application :	09/04/2026
Nature of Development : Planning Permission for laying out of house sites	
Site Address :	S.Nos.344/2B, 355/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit

Development Charge Paid in Rs : Rs.25,000.00/- (Rs. Twenty Five Thousand Only)

Receipt No. : CMDA/PP/RC/0207/2026 Date : 08 July, 2026

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :V. Krishna
Designation :Assistant Planner
Date :07/27/2026 6:50:22 PM

for MEMBER SECRETARY

CONDITIONS

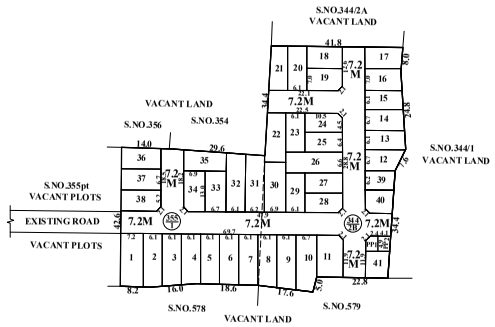
1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. 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 on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

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

Signature valid
Applicants (Owner / Developer / Power of Attorney)

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: 09/10/2026 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

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.