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DIGITALLY VERIFIED RECORD

form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: Survey No. 7/2A, 8/1,9/1A1 & 87/4A, Vellavedu Village, Poonamallee Taluk, Tiruvallur District.

Date: 08.07.2026

1. K. Shanmuga Sundaram (Name of the Promoter)

2. V S Baskar (Name of the Promoter)
   No. 17, Jeev 1st Street, Balavinayagar Nagar,
   Nerkundram, Chennai-600107 (Address of the Promoter)

Subject: Certificate for Baskar Avenue (Name of the project) Sir,

I, S. Suresh Kumar (Licensed Surveyor) having License No. RE/GR-III/19/10/313 had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at Baskar Avenue situated on the Plot bearing Survey no.7/2,8/1,9/1A1 & 87/4A demarcated by its boundaries (latitude and longitude of the end points) 13°03'57.7"N 80°02'20.8"E to the North 13°03'54.5"N 80°02'18.8"E to the South 13°03'55.5"N 80°02'21.5"E to the East 13°03'57.5"N 80°02'16.5"E to the west of Division **Vellavedu** village **Poonamallee** Taluk **Tiruvallur** District. measuring 4087 sq. mts. Being developed by **K. Shanmuga Sundaram and V S Bakar.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY vide Planning Permission No. CMDA/PP/LAYOUT-1/0138/2025 dated 03/11/2025 , Layout Plan Permit No. OL-02289 and Approval Plan No: OL-PPD/0188/2025 including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully,

Stamp, Signature & Name (IN BLOCK LETTERS) of
Architect/ Licensed Surveyor with (Reg. License No: RE/GR-III/19/10/313)

S.Suresh Kumar
Registered Engineer Grade III
Reg.No.RE/GR/III/19/10/313
Chennai - 8

Enclosed:

Photographs of all sides of site

NOTARY
C. MANI, B.A., B.L.,
Poonamallee & Avadi
G.O.(MS) Law. 37/8.2.21
Expiry On 28/5/2026
Ph. 044 2649 5054
Govt. Of Tamil Nadu.

C. MANI, B. A., B.L.,
NOTARY
Poonamallee & Avadi
G.O. (MS) Law. 37/21, Exp.28.5.2026
#42, M.G. Nagar, 3rd Street,
Poonamallee, Chennai - 600 056.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
'Thalamuthu Natarajan Building', No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. S. SURESH KUMAR** has enrolled as **Registered Engineer Grade-III (RE)** with Chennai Metropolitan Development Authority (CMDA), who has the qualification of **D.C.E.**, and experience in the relevant field for **25**years.

He has been given the Registration No.**RE/GR-III/2019/10/313 Renewed** on **16.10.2024.** He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part-V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. dated 04.02.2019.

This Registration is valid upto **15.10.2029.**



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CMDA
CHENNAI-600 008.

16/10/24

(A. MEGANATHAN)
Superintendent

S. Suresh Kumar 14.10.2024
S. SURESH KUMAR
9751886899

Scanned with OKEN Scanner

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-1/0138/2025 Date : 03/11/2025

To

The Commissioner,

Poonamallee Panchayat Union,

Poonamallee,

Chennai - 600 056.

Dear Sir / Madam,

Sub : CMDA - APU – Layout Division – Proposal for laying out of house sites in the property comprised in S.Nos.7/2A, 8/1, 9/1A1, & 87/4A of Vellavedu Village, Poonamallee Taluk, Tiruvallur District, Poonamallee 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-1/0138/2025 on 22.05.2025.
2. Particulars called on 18.06.2025.
3. Particulars received on 17.07.2025, 23.07.2025, 05.08.2025 & 25.08.2025 (online).
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 11.09.2025 addressed to the applicant.
6. Online payment receipt No. CMDA/PP/Ch/19888/2025 dated 12.09.2025 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.
8. This office letter even No. dated 29.09.2025 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated 09.10.2025 enclosing original Gift deed for Road area registered as Doc.No. 6614/2025 dated 08.10.2025 @ SRO, Poonamallee.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in the property comprised in S.Nos.7/2A, 8/1, 9/1A1, & 87/4A of Vellavedu Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout/subdivision 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.6,375.00	CMDA/PP/Ch/18380/2025 & dt. : 22 May, 2025
II	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/19888/2025 & dt. : 12 September, 2025
III	Development Charge	Rs.20,000.00	CMDA/PP/Ch/19888/2025 & dt. : 12 September, 2025
IV	Layout Preparation Charge	Rs.17,000.00	CMDA/PP/Ch/19888/2025 & dt. : 12 September, 2025

The approved plan is numbered as OL-PPD/LO/0188/2025 dated 03 November, 2025 . Three copies of Open Layout plan and planning permit No.OL-02289 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 10th & 11th cited.

The original Gift Deed registered as Doc.No. 6614/2025 dated 08.10.2025 @ Poonamallee as in the reference 9th 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 7th cited.

Yours faithfully,

Signature Not Verified
Name :V Krissna
Designation :Assistant Planner
Date :11/03/2025 12:38:51 PM

Name: V Krissna

Designation: Assistant Planner

Date: 03 November, 2025

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. 6614/2025
   dated 08.10.2025 @ Poonamallee.

Copy To:

1. Tvl.K.Shanmuga Sundaram & V.S. Baskar,
   No.17, Jeeva 1st Cross Street,
   Nerkundram,
   Chennai – 600 107.

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, West.
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ Thirumangalam, Anna Nagar,
   Chennai - 600 040. (w.o.e).

(along with a copy of approved layout plan).

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

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.
(Development Charges Letter)

File No. : CMDA/PP/LAYOUT-1/0138/2025 Date : 11 September, 2025

To

K Shanmuga sundaram V Bhaskar Suresh

Door No. 17 Plot No. NA

Address: Jeeva 1st streetBalavinayagar Nagar

Locality: Nerkundram Chennai

Email: graceproperties4u@gmail.com

Contact No: 938007521

Dear Sir / Madam,

Sub : CMDA-Area plans Unit - Layout Division - Planning Permission for proposed laying out of house sites in the property comprised in S.Nos.7/2A, 8/1, 9/1A1 & 87/4A of Vellavedu Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit - Remittance of DC & Other charges – DC advice Sent - Reg

Ref : 1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/0138/2025 on 22.05.2025.

2. Particulars called on 18.06.2025.

3. Particulars received on 17.07.2025, 23.07.2025, 05.08.2025 & 25.08.2025 (online).

Planning Permission for proposed laying out of house sites in the property comprised in S.Nos.7/2A, 8/1, 9/1A1 & 87/4A of Vellavedu Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit received in reference 1st cited applied by the applicants Thiruvalargal. K.Shanmuga Sundaram & V.S.Baskar was examined and layout has been prepared to satisfy the TNCDBR requirements and taking into account of the existing developments around / future demand for circulation in the area. To process the application, it is mandatory to make the payment through Online Gateway viz Internet Banking, RTGS in the Online Process to avail the receipt through the 'Online PPA' software.

Sr. No.	Description	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.6,375.00 R.t No CMDA/PP/Ch/18380/2025,dt 22 May, 2025	
II	Flag Day Charge		Rs.500.00
III	Development Charge		Rs.20,000.00
IV	Layout Preparation Charge		Rs.17,000.00

Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

On compliance/fulfillment of the above payments, the skeleton plans showing road spaces to be handed over to the Local Body will be sent to the office of the Commissioner, Poonamallee Panchayat Union.

Yours faithfully,

Signature Not Verified
Name :V Krissna
Designation :Assistant Planner
Date :09/11/2025 1:02:30 PM

Name: V Krissna

Designation: Assistant Planner

Date: 11 September, 2025

For

Member Secretary

CMDA

Copy to:

1.The Senior Accounts Officer, Accounts (Main),
CMDA, Chennai - 8
2.The Commissioner
Poonamallee Panchayat Union.

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.
(Development Charges Letter)

File No. : CMDA/PP/LAYOUT-1/0138/2025 Date : 11 September, 2025

To

K Shanmuga sundaram V Bhaskar Suresh

Door No. 17 Plot No. NA

Address: Jeeva 1st streetBalavinayagar Nagar

Locality: Nerkundram Chennai

Email: graceproperties4u@gmail.com

Contact No: 938007521

Dear Sir / Madam,

Sub : CMDA-Area plans Unit - Layout Division - Planning Permission for proposed laying out of house sites in the property comprised in S.Nos.7/2A, 8/1, 9/1A1 & 87/4A of Vellavedu Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit - Remittance of DC & Other charges – DC advice Sent - Reg

Ref : 1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA/PP/Layout-1/0138/2025 on 22.05.2025.

2. Particulars called on 18.06.2025.

3. Particulars received on 17.07.2025, 23.07.2025, 05.08.2025 & 25.08.2025 (online).

Planning Permission for proposed laying out of house sites in the property comprised in S.Nos.7/2A, 8/1, 9/1A1 & 87/4A of Vellavedu Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit received in reference 1st cited applied by the applicants Thiruvalargal. K.Shanmuga Sundaram & V.S.Baskar was examined and layout has been prepared to satisfy the TNCDBR requirements and taking into account of the existing developments around / future demand for circulation in the area. To process the application, it is mandatory to make the payment through Online Gateway viz Internet Banking, RTGS in the Online Process to avail the receipt through the 'Online PPA' software.

Sr. No.	Description	Charges/Deposits already paid	Amount to be remitted
I	Scrutiny Fees	Rs.6,375.00 R.t No CMDA/PP/Ch/18380/2025,dt 22 May, 2025	
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The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

On compliance/fulfillment of the above payments, the skeleton plans showing road spaces to be handed over to the Local Body will be sent to the office of the Commissioner, Poonamallee Panchayat Union.

Yours faithfully,

Signature Not Verified
Name :V Krissna
Designation :Assistant Planner
Date :09/11/2025 1:02:30 PM

Name: V Krissna

Designation: Assistant Planner

Date: 11 September, 2025

For

Member Secretary

CMDA

Copy to:

1.The Senior Accounts Officer, Accounts (Main),
CMDA, Chennai - 8
2.The Commissioner
Poonamallee Panchayat Union.

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 3/14/26 3:19 PM

From:

Vellavedu village
Vellavedu
Poonamallee

To :

Tvl.K.Shanmuga Sundaram and V.S.Bhaskar,
No:17,jeeva 1 st cross street,
Nerkundram,
Chennai-600107

Online Application Number: CMDA/PP/LAYOUT-1/0138/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No:7/2A,8/1,9/1A1 and 87/4A of Vellavedu Village and Vellavedu Panchayat, Poonamallee Taluk, Tiruvallur District– Approved – Reg.

Ref :

1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No: CMDA/PP/LAYOUT-1/0138/2025
2.)CMDA Planninng Permission No: OL-PPD/LO/0188/2025
3.)CMDA Permit No :OL-02289, Dated: 03-11-2025
4.)Roc No:01/2026 , Dated :27-02-2026
5.)Gift Deed No :6614/2025 , Dated :08-10-2025
6.)Demand Payment Request Letter date : 27-02-2026
7.)Payment Confirmation by Applicant : Tvl.K.Shanmuga Sundaram and V.S.Bhaskar, Date:27-02-2025

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in S.No:7/2A,8/1,9/1A1 and 87/4A of Vellavedu Village and Vellavedu Panchayat, Poonamallee Taluk , Tiruvallur district , Covering a total extend of 4087 sq.m (1.00 acre) , Comprising of 41 plot.The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the Vellavedu Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Vellavedu Panchayat as per Gift Deed No.6614/2025.Accordingly the Vellavedu Panchayat grants Final Approval for this Layout.

CONDITIONS

1.The other condition specified in the Tamil Nadu Vellavedu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.

2.The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.

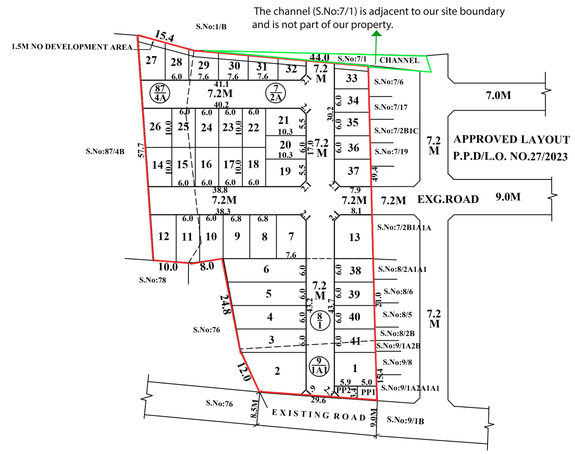
3.If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.

4.If the central and state audit finds any default in the fees payable for the issuance of Layout permission, the applicant have to pay it immediately.

5.The Special Officer / Block Development Officer Vellavedu Village and Vellavedu Panchayat reserves the full authority to cancel the permit at any time without prior notice, if found the infrastructure facilities such as road, Drain, individual water tap connection and street lights, etc, not done by developer concerned.

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2026.03.14 15:19:49



SITE EXTENT (AS PER DOCUMENT)	: **4087 SQ.M**
ROAD AREA (31%)	: **1283 SQ.M**
PLOTTABLE AREA (69%)	: **2804 SQ.M**
1% PUBLIC PURPOSE REQUIRED	: **28 SQ.M**
PUBLIC PURPOSE PROVIDED	: **35 SQ.M**
PUBLIC PURPOSE SITE - 1 : 18.0 SQ.M	
PUBLIC PURPOSE SITE - 2 : 17.0 SQ.M	
REGULAR PLOTS (1 TO 13)	: **13 Nos.**
E.W.S PLOTS (14 TO 41) (1773 SQ.M)	: **28 Nos**
TOTAL NO. OF PLOTS	: **41 Nos**

FILE NO: LAYOUT-1 /0138/2025

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD.CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / 5921 / NOC- VELLAVEDU VILLAGE / 1285 / 2025 / DATED 04.06.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The applicant and should be filled with earth filling with proper compaction to the of (+35.250m (i.e) 3.510m above Datum of Nemam Tank of FTL (+)31.740m 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 varies from (+)1.380m to 1.615m depending upon the existing field levels Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during food periods. The allround pavement level within the site should not be less than (+) 35.250m and the regular habitation should not be below MFL

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

3. The permission granted to the applicants, should not be altered / modified /changed to any others Based on the records submitted by the applicants, 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 genuinety 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 applicants should abide by rules and regulation of the WRD from to time. The applicants should also abide court of law of both state & 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 applicants 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.

7. The applicant should not object at any time for the maintenance work improvements work of the channel which is proposed to be caimed out by WRD The applicant should give an undertaking in writing to the effect that the above proposal well not obstruct in case any maintenance/improvements/development works as per Revenue records (FMB), which are proposed to be camed out by WRD/Local body in future periodically

8. The Bangaru channel in S.F.No.1B and Nedunchery Channel S.F No. 7/1 in Vellavedu Village stretch Northern side of the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cast The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.

9. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD If any damaged to the water body should be restored by the applicant at their own cost.

10 The Bangaru channel in S.F. No.1B and Nedunchery Channel S.F No.7/1 abutting the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel as per the FMB up to stretch at the applicant's own cost The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

Technical Suggestion:

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage as Micro drain 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 drain and sewerage treatment should get proper approval from competent authority without fail and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' 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 drain/channel/ course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water.The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel There should not be any hindrance to the free flow of internal drain to downstream.

(b) The applicant should provide necessary setback distance within the site as per site condition as per 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/ Dated 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c). The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

(d). 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 applicants, and as well as the construction materials/debris/garbage's should not be dumped into the River/Eri/Channel/Pond at any cost

At any cost, sewage / sullage should not be let into River /Pond, and the garbage's,/ debris and construction materials should into the River / Eri / Channel / Pond restricting the free flow of water.

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

Failing to comply with any of the above conditions, WRD reserves withdraw the Technical opinion on inundation point of view to the above site and in event, the applicants shall not be eligible for any co 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 (MAD) 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 (MAD) 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 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 LETTERNO.DB / T5(3) / 5921 / NOC- VELLAVEDU VILLAGE / 1285 / 2025, DATED 04.06.2025, 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.

LEGEND:

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 7/2A, 8/1, 9/1A1 & 87/4A OF VELLAVEDU VILLAGE.

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

Owner 1	Owner 3	Owner 5	Owner 7	Owner 9	Owner 11	Owner 13	Owner 15	Owner 17	Owner 19
Owner 2	Owner 4	Owner 6	Owner 8	Owner 10	Owner 12	Owner 14	Owner 16	Owner 18	Owner 20

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 Not Verified
Digitally Signed by Registered Engineer Grade III: S.SURESH KUMAR
Sign Date: 08/26/2025 5:24:06 PM

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified
Approved
Approved Signed By : Assistant Planner V Kirisnra
Sign Date: 11/6/2025 12:40:18 PM
Approval No : CMDA/PPA/LAY/0138/2025
Approval No : CMDA/PPA/LAY/0138/2025
Approval Date : 11/6/2025 12:25:47 PM
Permit No : CMDA/PPA/LAY/0138/2025

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

QR CODE

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

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.