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தமிழ்நாடு தமிழ்நாடு TAMILNADU

ET 215754

K.V.Gopalakrishnan
Chennai - 99

Ph: 8056107370, 9940[illegible]
V. RAJENDRAN, B.A.
L.No. 44/B3/97
No.54/420, PANTHEON ROAD,
EGMORE, CHENNAI-600 0[illegible]

Extent Clarification cum Declaration

திரு TNRERA , TNRERA Building, 1st & 2nd Avenue, Annagar East, Chennai. அவர்களுக்கு, **K.V.Gopalakrishnan**, (Aadhar no: 792277879772) residing NO.180, 12Th cross street, Senthil nagar, kolathur, Chennai-600099, எங்களது வீட்டு மனை " **KVG SMART CITY"** for laying out of house sites for the land measuring an extent of **7.13 Acres**, comprised in S.NO: 22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, and 3, situate at Karanodai Village, Ponneri Taluk, Thiruvallur District within the Sholavaram Panchayat Union Limit -ல் அமைந்துள்ள எங்களது வீட்டு மனை பற்றிய விளக்க உறுதிமொழி பத்திரம் என்னவென்றால்,

எங்களது Layout extent பத்திரப்படி 713.5 cent (28868.21 sqmt) என்றும், பட்டாவின் படி 28900 sqmt என்று உள்ளது , இவை நில அளவையின் பொழுது இடத்தில் 31sqmt அதிகமாக இருந்தபடியால் பட்டாவில் 28900 sqmt என்று பட்டா வழங்கி உள்ளார்கள் எனவே நாங்கள் பத்திரத்தில் உள்ள extent 28868.21 Sqmt (713.506 cent)சென்ட் மட்டுமே விற்பனை செய்வோம் என்று உறுதியளிக்கின்றோம் , எனவே எங்களது வீட்டுமனைகளுக்கு TNRERA approval வழங்குமாறு தாழ்மையுடன் கேட்டுக்கொள்கின்றோம்.

இப்படிக்கு



தமிழ்நாடு तमिलनाडु TAMILNADU

05 JUN 2026

FD 994317

A.KUSHAL RAJ
(STAMP VENDOR)
2/33, PALANI ANDAVAR KOIL ST,
VILLIVAKKAM, CHENNAI-49
L.No.14008 / A3 / 91
Cell : 98414 55409

INDEMNITY BOND

We, **Mr. K.V.Gopalakrishnan**, (Aadhar no: 792277879772) residing NO:180, 12th cross street, Senthil nagar, kolathur, Chennai-600099, the Promoter of the proposed project in the name of " **KVG SMART CITY"** for laying out of house sites for the land measuring an extent of **7.13 Acres**, comprised inS.NO: 22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, and 3, situate at Karanodai Village, Ponneri Taluk, Thiruvallur District within the Sholavaram Panchayat Union Limit and state of Tamil Nadu do hereby Solemnly declare, undertake and state as under:

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1. We state that we are the deponent herein and applied TNRERA application on 25.03.2026 vide Application No. TNRERA/PLI/2319/2026.

We are the Promoters of the proposed layout Project Known as **"KVG SMART CITY"** for laying out of house sites for the land measuring an extent of **7.13 Acres**, comprised inS.NO: 22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, and 3, situate at Karanodai Village, Ponneri Taluk, Thiruvallur District within the Sholavaram Panchayat Union Limit and state of Tamil Nadu and proposed to be registered with Tamil Nadu Real Estate regulatory (TNRERA) under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

We state that the above said Layout Project Comprises land in survey Nos. 22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, and 3, measuring an extent of 28873.00 Sq.mts and is developed as per the plan issued by CMDA vide Letter No.CMDA/PP/LAYOUT -1/0335/2024 and dated 8/03/2025 and Chief Engineer, WRD Department, Chennai Region. Letter No.DB/T5/(3)/F6989Karanodai village8644/2024, Dated : 08.11.2024.

We hereby solemnly affirm and undertake that the developmental work for entire layout are is Completed. Strictly in accordance with the Commissioner Sholavaram panchayat Union, Letter No. 04/2026, Dated : 10.02.2026.

As per the Approved Plan the Following Developmental works are completed

1. Filling the Ground Level as detailed below

SI.No	**Field Survey Number**	**Exiting Field Level in M**	**Required height of filling with respect to the past year flood level (+) 15.080 + 0.60m = (+)15.680m**	
			Required Level in m	Height Filling in m
1	22/1A2A	(+) 14.770		0.910

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2	22/1A2B	(+) 14.750		0.930
3	22/2A1	(+) 14.765		0.915
4	22/2A2B	(+) 14.755		0.925
5	23/1B2	(+) 14.780		0.900
6	24/1A1	(+) 14.760		0.920
7	24/1A2	(+) 14.790		0.890
8	24/1B1	(+) 14.765		0.915
9	24/1B2	(+) 14.755	15.680	0.925
10	24//2A2	(+) 14.730		0.950
11	24/2A2	(+) 14.765		0.915
12	24/2B1	(+) 14.755		0.925
13	24/2B1	(+) 14.740		0.940
14	24/2C	(+) 14.760		0.920
15	25/1	(+) 14.750		0.930
16	25/2	(+) 14.750		0.930
17	25/3	(+) 14.735		0.945

2. Bitumen Road Work for the Layout Road in Survey 22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, and 3,
3. (I)THE FOLLOWING CONDIITONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER No.D B/T5(3)/F-6989 KARANODAI VILLAGE 8644/2024 DATED : 08-11-2024, ARE TO BE :
4. 1.The existing ground level of the site should be raised to minimum level of (+)15.680m (i.e.) 6.425m above sill level at Karanodai bridge which is (+)9.255m with filling varies from 0.89m to 0.950m with layers of not more than 0.30 metre depth to achieve required degree to compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all round pavement level within site should be less than(+)15.680,/ The regular habitation should not be MFL 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.
5. 2.The applicant should clearly demarcate the boundary of their land side before commencement of any developmental activities in the presence of revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue Records (FM).
6. 3.The permission granted to the applicants, should not be altered /modified / changed to any others. Based on the records submitted

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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.

7. 4.The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.
8. 5.The applicants should abide by the rules and regulations of the WRD from time to time. The applicants should also abide court of law of both state and central government from time to time.
9. 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.
10.

The above development works are completed. Therefore, we request the Authority to register the project as completed and hereby Solemnly declare, undertake and state as under:

We hereby undertake and agree to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non-fulfillment of the conditions stipulated in aforesaid letter of the Chief Engineer, WRD Department, Chennai Region.

VERIFICATION

We, **Mr. K.V.Gopalakrishnan**, (Aadhar no: 792277879772) residing NO.180, 12Th cross street, Senthil nagar, kolathur, Chennai-600099, do hereby verify that the contents of the above affidavit are true and correct to the nest of our knowledge, belief and information.

Verified at Chennai, on this 5th JUNE 2026.

Signature of the deponents.

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விடுநர்
திருமதி.N.சாந்தினி
ஆணையாளர்,
சோழவரம் ஊராட்சி ஒன்றியம்.

பெறுநர்
திரு.K.கோபாலகிருஷ்ணன்,
நெ.180, 12-வது குறுக்கு தெரு,
செந்தில் நகர், கொளத்தூர்,
சென்னை - 600099.

ந.க.எண்.04/2026/அ3 நாள்: 10.02.2026

பொருள் : சான்று - சோழவரம் ஊராட்சி ஒன்றியம் - காரனோடை ஊராட்சி ___ காரனோடை கிராமம் சர்வே எண்:22/1A2A, 22/1A2B, 22/2A1, 22/2A2B, 23/182, 24/1A1, 24/1A2,24/1B1,24/1B2, 24/2A1, 24/2A2, 24/2B1, 24/2B2,24/2C, 25/1, 25/2 & 25/3 - மனைப்பிரிவிற்கு நிறைவு சான்றிதழ் வழங்குதல் - சார்ந்து.

பார்வை : 1.திரு.K.கோபாலகிருஷ்ணன், நெ.180, 12-வது குறுக்கு தெரு, செந்தில் நகர், கொளத்தூர், சென்னை - 600099. என்பவரின் விண்ணப்ப நாள்: 02.02.2026.
2.தலைமை பொறியாளர், நீர்வளத்துறை, சென்னை வட்டம் சேப்பாக்கம், சென்னை -600005. அவர்களின் கடித எண்:DP/T-5 (3) /F – 6989, Karanodai Village 8644/2024 Dated: 08.11.2024

****

சோழவரம் ஊராட்சி ஒன்றியத்ததைச் சார்ந்த காரனோடை ஊராட்சி, காரனோடை கிராமம் சர்வே எண்:22/1A2A, 22/1A2B, 22/2A1, 22/2A2B, 23/182, 24/1A1, 24/1A2,24/1B1,24/1B2, 24/2A1, 24/2A2, 24/2B1, 24/2B2,24/2C, 25/1, 25/2 & 25/3 - ல் அமைந்துள்ள மனைப்பிரிவிற்கு நிறைவு சான்றிதழ் வழங்க கோரி விண்ணப்பம் வரப்பெற்றுள்ளது. மேற்படி இடத்தினை கள ஆய்வு மேற்கொண்டதன் அடிப்படையில் இம்மனைப்பிரிவிற்கான அடிப்படை வசதிகள் மற்றும் பார்வை 2-ல் காணும் கடிதத்தின்படி நீர்வளத்துறை தொடர்பான பணிகளும் முடிவு பெற்றுள்ளதைத் தொடர்ந்து பணி நிறைவு பெற்றது என இதன் மூலம் சான்றளிக்கப்படுகிறது.

N. Santhini 10.2.26.
ஆணையாளர்
சோழவரம் ஊராட்சி ஒன்றியம்

A3/Road Certificate

Water Resources Department

From
Er.M.Janaki, M.E., F.I.E.,
Chief Engineer, WRD,
Chennai Region,
Chepauk, Chennai-5.

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai-8.

Letter.No.DB / T5(3) / F- 6989Karanodai village 8644 / 2024 / Dated.08.11.2024

Sir,

Sub: CMDA – Area Plan Unit – Layout Division – Layout of house sites comprised in S.Nos.22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, 3 of Karanodai Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit– Technical report along with NOC on inundation point of view – issued – regarding.

Ref: 1.The Member Secretary (CMDA), Chennai-8 Letter No. L1 / 207 / 2024 / Dated:06.08.2024

*****

With reference to the 1st letter cited above and after careful consideration the technical opinion and NOC on inundation point of view of this department is hereby accorded for Layout of house sites comprised in S.Nos.22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, 3 of Karanodai Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit in favour of Thiru.K.V.Gopalakrishnan, No.180, 12th Cross Street, Senthil Nagar, Kolathur, Chennai – 600 099.

The proposed site was inspected and ascertained that, the Kosasthalaiyar River in S.F.No.114 is on Northern side of the applicant's land but not abutting the site since S.No.21 & 26. Further, there exist numerous layout roads of width 7.2 m and 9.0 m approved by CMDA, wherein these roads connect to the Local Panchayat Roads, one of which leads to the Grand Trunk Road located on the Western side of the applicant's site. Also, the site is surrounded with Residential houses on East along with Vacant lands on South direction. As per Revenue records, these lands are classified as "Dry" lands.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from Sill level at Karanodai bridge (+) 9.255 m. As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during previous catastrophic floods, because the site is in close proximity with the Kosasthalaiyar River. The Maximum Flood Level near the Karanodai Bridge is (+) 14.945 m and the TBL of the River Bund is (+) 15.545 m. The Existing Approach Road level on the Western side of the Applicant's land is (+)15.080 m. 8/11/24

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To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the MFL (or) road top level abutting / nearer to the site, whichever is higher. The Road level is taken into account for earth filling the land. Hence, it is recommended to raise the field level to (+)15.080 + 0.60m = (+)15.680m (ie.,6.425 m above Sill level at Karanodai bridge which is (+)9.255m). The field levels were taken at the proposed site and furnished for reference as below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past year flood level (+) 15.080 + 0.60m = (+) 15.680 m	
			Required Level in m	Height Filling in m
1.	22/1A2A	(+) 14.770	15.680	0.910
2.	22/1A2B	(+) 14.750		0.930
3.	22/2A1	(+) 14.765		0.915
4.	22/2A2B	(+) 14.755		0.925
5.	23/1B2	(+) 14.780		0.900
6.	24/1A1	(+) 14.760		0.920
7.	24/1A2	(+) 14.790		0.890
8	24/1B1	(+) 14.765		0.915
9.	24/1B2	(+) 14.755		0.925
10.	24/2A1	(+) 14.730		0.950
11.	24/2A2	(+) 14.765		0.915
12.	24/2B1	(+) 14.755		0.925
13.	24/2B2	(+) 14.740		0.940
14.	24/2C	(+) 14.760		0.920
15.	25/1	(+) 14.750		0.930
16.	25/2	(+) 14.750		0.930
17.	25/3	(+) 14.735		0.945

Also the proposed land is to be raised from 0.890 m to 0.950 m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling from 0.890 m to 0.950 m to avoid inundation and the applicant is suggested not to have regular habitation below MFL since the existing field levels are below MFL.

Based on the available Revenue records as well as site conditions, "No Objection Certificate" with a specific remark on the inundation point of view of this department for Layout of house sites comprised in S.Nos.22/1A2A, 1A2B, 2A1, 2A2B, 23/1B2, 24/1A1, 1A2, 1B1, 1B2, 2A1, 24/2A2, 2B1, 2B2, 2C, 25/1, 2, 3 of Karanodai Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit in favour of Thiru.K.V.Gopalakrishnan, No.180, 12th Cross Street, Senthil Nagar, Kolathur, Chennai – 600 099 is hereby issued to CMDA subject to the

8/11/24

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following Conditions and technical suggestions besides any other mandatory clearance and statutory permission from any other organization (or) department for the consideration of planning permission by Chennai Metropolitan Development Authority.

Conditions

1. The existing ground level of the site should be raised to minimum level of (+)15.680 m ((ie.,)6.425 m above Sill level ar Karanodai bridge which is (+)9.255 m) with filling varies from 0.890 m to 0.950 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)15.680 m. The regular habitation should not be below MFL. 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.

2. The applicant should clearly demarcate the boundary of their land side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

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 thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law 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 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.

8/11/24

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Technical Suggestion:

(a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment 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 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 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 future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

(c) The applicants' lands are seems to be Ryotwari land which would be classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. 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 / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water. 8/11/24

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The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

for Chief Engineer, WRD.,
Chennai Region, Chennai-5.

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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.
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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.