Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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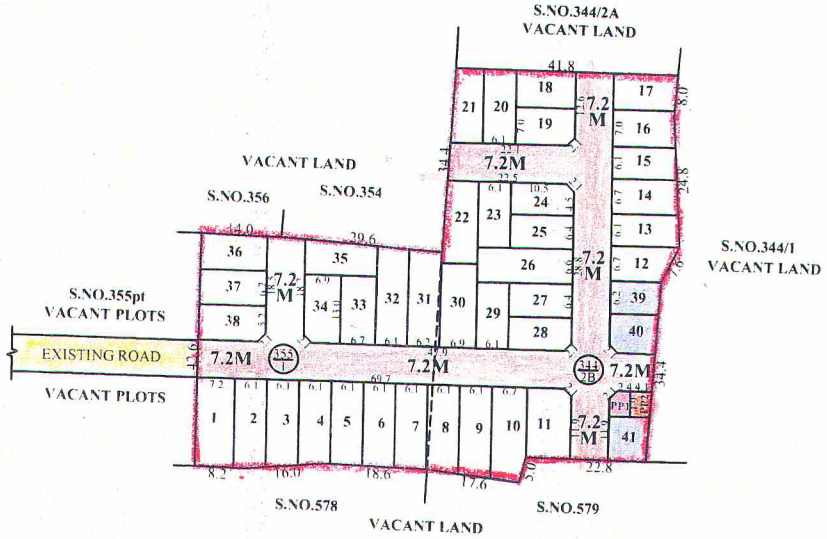
Published for reference. The authority's own register is the operative record.

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verified.realestate

DIGITALLY VERIFIED RECORD

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<br>G1 B, BLOCK 20, SAMBANTHAM NAGAR, VALASAEAVAKKAM, GERUGAMBAKKAM, ,<br>-,<br>Mobile No. : 988453564<br>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.

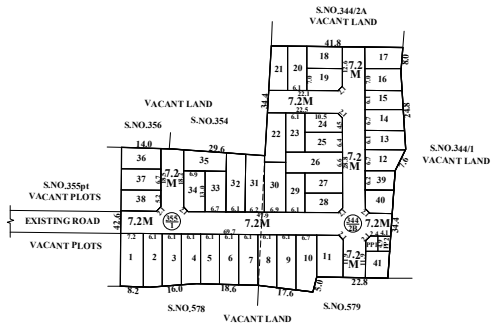
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

FILE NO.L1-102-2026

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| **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 drain /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.8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: [illegible]
Sign Date: 06/10/2026 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

**Verified RealEstate**
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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.