

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: 40/2025

Date: 9/13/25 1:09 PM

From:

Medavakkam, 5/97, PILLAIYAR KOVIL STREET , MEDAVAKKAM,CHENNAI

To :

MS JSFP PROPERTIES AND DEVELOPER PRIVATE LIMITED REP BY ITS DIRECTOR S ELRED KUMAR and JEFFRIN SANTHOSH JAYARAMAN AND ELRED KUMAR

Online Application Number:

CMDA/PP/LAYOUT-1/0122/2025

Sir/ Madam,

Sub :

CMDA- APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.No.122/1,
2 & 3 of Medavakkam Village, Tambaram Taluk, Chengalpattu District, St.Thomas Mount Panchayat Union Limit
– Approved – Reg.

Ref :

Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/Layout Date : 25/08/2025 S.No.122/1,
2 & 3 of Medavakkam Village

Body:


President
Medavakkam First Grade Panchayat
13/9/25

Activities of the Medavakkam First Grade Panchayat President

Leading: Mrs .Shivabooshanam Ravi

B:B.Number : 40/2025

Meaning: Building/ House Subdivision Drawing Permission – Medavakkam Panchayat Village.

Street/Road, Survey Number: 122/1, 122/2 & 122/3 among those Building/Plot/Surrounding Wall/ Well etc.

Permission to Land Approved Layout was granted.

Government order No.255 dated 19.08.97.

**Mr/Mrs MS JSFP PROPERTIES AND DEVELOPER PRIVATE LIMITED REP. BY ITS DIRECTORS
ELRED KUMAR and JEFFRIN SANTHOSH JAYARAMAN AND ELRED KUMAR**

Their Warranty:-

**Mr/Mrs MS JSFP PROPERTIES AND DEVELOPER PRIVATE LIMITED REP. BY ITS DIRECTORS
ELRED KUMAR and JEFFRIN SANTHOSH JAYARAMAN AND ELRED KUMAR** Field Land Approved Layout hereby granted permission to construct Land Approved Layout in Medavakkam Village, Medavakkam Panchayat Subject to the Following conditions.

This permit is valid for life time from the date of issue. The Permit fee of Rs.8,27,675/- (Rupees Eight Lakhs Twenty Seven Thousand Six Hundred And Seventy Five Only.) is subject to the payment of the various type of online only

Receipt No... The Approved images are attached nil. Date.nil Here with...And Conditions.

1. There should be a space of not less than 1.5 meters on the right side of the building, not less than

1.5 meters on the left side, and not less than 3.00 meters on the both side.

2. All restrictions imposed by the Chennai Metropolitan Development Corporation Rules as per the Tamil

Nadu Panchayat Act, 1995 as amended shall be complied with

3. Encroachment on government-owned land or other land not related to this petitioner should be complied with.

4. The above Photographs should be kept at the work site convenient for displaying to inspection officers from the Panchayat during construction work or at any other time, as approved.


President
Medavakkam First Grade Panchayat
13/9/25

5.If the build is not completed within the time limited allowed in this order, a new application for permission must be made and permission obtained.

6.If any addition or change is to be made to the approved drawings, the construction of the altered building should be carried out only after applying to the Chairman/Administrative officer along with the relevant revised drawings and obtaining permission

7.The Chairman has the right to cancel the said order if the building construction order was obtained

through fates registrations or in violation of any building regulations

8.Newly Construction building sites must be kept clean and free from any public health hazard at all times.

9.The petitioner should move in only after completing the construction of the building and obtaining a certificate from this office.

10.The petitioner shall construct drains and septic tanks to store and dispose of the waste water from the building within his own premises.

11.If the building is to be constructed industries or places where other are required to work, permission must be obtained from the district Officer, the Inspector of Industries and the Members, Secretary, Chennai Metropolitan Development Corporation.

12.After the building is competed according to the approved drawings, a certificate should be obtained from this municipality.

13.The Chairman must inform them in writing within 15 Days acre the completion of the construction work or after settling in.

President / Executive Officer

Medavakkam First Grade Panchayat

Chennai – 600 100.

Recipient

**Mr/Mrs MS JSFP PROPERTIES AND DEVELOPER PRIVATE LIMITED REP. BYE ITS DIRECTORS
ELRED KUMAR and JEFFRIN SANTHOSH JAYARAMAN AND ELRED KUMAR**


President
Medavakkam First Grade Panchayat
13/9/25

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2025.09.13 13:09:31



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](#)



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

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

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

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



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,
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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.

