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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

NAME OF LOCAL BODY

PLANNING PERMIT

(Sec 48 of T. & C.P. Act.1971)

No.D 35607 Date : 13/05/2026

File No. DDN 456/2026 Date of Application PP.No. 88/2026

Name of Applicant M/s GRUHAANI DEVELOPERS PVT. LTD Swaminathan Jeyachandran

Nature of Development : ~~Layout~~/Sub-division of Land/Building ~~construction~~ /Change ~~in use of Land/Building~~

Address S.No. 39/4 & 39/6, Agaramthen Panchayat

Date of Permit 13/05/2026 DC 5000 - RC 50000 - S/R 3000 } EB/12/05/2026

Development charges paid Rs. ..... Challan No. ..... Date .....

PERMISSION is granted to the Layout/Sub-division of Land/Building construction/Change in use of Land/Building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

This permit expires on NIL

FOR MEMBER SECRETARY
C.M.D.A. Chennai-8,
COMMISSIONER
ST. THOMAS MOUNT PANCHAYAT UNION
@ Chitlapakkam

Executive Officer / P.U. Commissioner / Municipal Commissioner / of / Town Panchayat / Township / Panchayat Union / Municipality.

13/5/26

CONDITIONS

Note : (a) This permit is furnished by / virtue / of power delegated by CMDA under Sec. (3) of Section 9-C of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972).

(b) According to Section 79 of the T & CP Act 1971 (Act 35 of 1972). as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority under Section 49 of Sub Section (1) Section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated.

(c) 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 or procedural formalities to be followed or permit having been obtained by any fradulent manner.

PROCEEDINGS OF THE COMMISSIONER ST.THOMAS MOUNT 0020PANCHAYAT UNION @ CHITLAPAKKAM, CHENNAI - 600 064.

PRESENT : Thiru.M.VENKATRAGHAVAN,

D.DIS.NO. 456 /2026 /A4. **DATED :** 13/05/.2026

SUB : **Planning Permission** - St.Thomas Mount Panchayat Union - S.No. 39/4 & 39/6 Plot No. - of Agaramthen Village - Sub-sanctioned - Order issued. M/s GRUHAANJI DEVELOPERS PVT. LTD.

REF : 1. Application from Thiru/Tmt. Swaminathan Jeyachandran
2.Member Secretary Chennai Metropolitan Development Authority, Egmore ,Chennai-600008, email Dated 24.02.2025.
3.Tamilnadu Combined Development and Building Rules 2019
4.Connected Records.

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ORDER: M/s GRUHAANJI DEVELOPERS (P) Ltd

Sub-division permission of vacant plot is granted to Thiru/Tmt. Swaminathan Jeyachandran in S.No. 39/4 & 39/6 of Agaramthen Village, Plot No. - is Sub-divided as Plot No's. 01, 02, 03, 04, 05, 06 are approved and returned herewith subject to the following conditions:

CONDITIONS

1. This order is subject to all rules prescribed by the Panchayat Union, Government of Tamil Nadu and Chennai Metropolitan Development Authority.
2. No encroachment should be made in any Government land and poramboke etc.
3. The applicant must get and submit the **NOC from PWD / ASI / AAI/ Department and Thasildhar Status report** while applying the Building Permit.
4. Incase of non adherence to any of the above mentioned rules or if the documents submitted by the applicant is found false at any time during the construction or later, this approval shall stand cancelled.

13/05/26

COMMISSIONER
ST.THOMAS MOUNT PANCHAYAT UNION
@ CHITLAPAKKAM

To
Thiru/Tmt. M/s GRUHAANJI DEVELOPERS PVT. LTD.
13/5/26
Swaminathan Jeyachandran
No: 33/32, The office xpress Railway
Border Road Near Kodambakkam Railway station
Kodambakkam, Chennai - 87.

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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