Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2025-2026 **Date:** 12/3/25 4:48 PM

From:

Shankaralinganar Street, Gerugambakkam Chennai 600128.

To :

Thiru.S.Krishna Raj,
Door No.17/9, Brindavanam 5th Street,
Chethupattu,
Chennai – 600 031

Online Application Number: CMDA/PP/LAYOUT-1/0093/2025

Sir/ Madam,

Sub :

Residential Layout - CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY office at Chennai - Formation of a residential Layout to – Gerugambakkam S.Nos. 442/1A1A2 of Gerugambakkam Village Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit , CMDA – Technical Approval is issued to the above mentioned layout and the number is assigned as File NO - CMDA/PP/Layout-1/0093/2025 dated 07.10.2025 .Kancheepuram District The approved plan is numbered . OL-PPD/LO/0173/2025 dated 07 October, 2025 planning permit No OL-02204- Local body Final Approval issued - Regarding.

Ref :

1) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Office at Chennai ROC No: CMDA/PP/Layout-1/0093/2025 dated 07/10/2025
2) The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
3) CMDA office letter even No. dated 29.07.2025 addressed to the applicant enclosing the layout plan.
4) Applicant letter dated 18.12.2024 enclosing original Gift deed for Road area registered as Doc.No.8867/2025 dated 17.09.2025 @ SRO, Pammal.
5) G.O. Ms.No.112, H&UD Department dated 22.06.2017.
6) The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017

Body:

Kanchipuram District, Kundrathur Panchayat Union, Gerugambakkam Village Gerugambakkam Panchayat in the land Bearing of Survey Nos. S.No 442/1A1A2- Site Extent of (1300.00sq.m) 32.12 cent, 0.321 Acre Formation of residential layout CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Chennai -. Technical Approval is issued to the above mentioned layout and the number is assigned as OL-PPD/LO/0173/2025 dated 07 October, 2025 . Layout plan and planning permit No. OL-02204Chennai

Gift Deed Document No: . 8867/2025 dated 17.09.2025 @ SRO, Pammal in the name of the Panchayat for public use and transfer to the Tamil Nadu Electricity Board of roads and corners as indicated in the said plot map. In reference cited, above mentioned layout is located in an area other than planning, planning area, the local authority shall also collected all fees

The fees/charges collected from the applicant are as follows:
1) Layout Approval Fees Rs: 100,849 /- ID NO : 2025112645145 11000318268095 Date 26/11/2025
2) Layout Scrutiny Fees Rs:. 8000/- ID NO : 2025112645145 11000318268095 Date – 26/11/2025

Hence CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Chennai , Technical Approval is issued based the Panchayat council Is given final approval to sell the 8 Housing plots allocated in the Layout.

Copy To

1. Thiru.S.Krishna Raj,
Door No.17/9, Brindavanam 5th Street,
Chethupattu,
Chennai – 600 031

2) The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of the approved layout plan)

3)The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4) The Superintending Engineer,
Chennai Electricity Distribution Circle,
Tamil Nadu Generation of Electricity and
Distribution Corporation (TANGEDCO) K.K.Nagar,
Chennai-600 078.

5) Sub Registrar,
Pammal Sub Register Office,
Kancheepuram District.

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

7) The Commissioner
Kundrathur Panchayat Union,
@ Padappai – 601 301,
Kancheepuram District.

8) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1,
Gandhi Irwin Road, Egmore.

தமிழ்நாடு
வாய்மையே வெல்லும்

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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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.