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RE REGULATORY RECORD

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 40/25-26 **Date:** 3/10/26 4:27 PM

From:

Agaramthen Panchayat Office, 9/1 Agaram main road, Agaramthen, Chennai - 600126

To :

K P Civil Construction Private Limited rep by its Managing Director K Prabhu

Online Application Number: CMDA/PP/LAYOUT-1/0325/2025

Sir/ Madam,

Sub :

Building/House Subdivision Drawing Permission agaramathen panchyat

Ref :

Building/Plot/Surrounding Wall/Well etc.
Permission to build was granted.
Government Order No.255 dated 19.08.97

Body:

Mr./Mrs…FieldFloor/Second .Building/…House No Surrounding Wall/Well /Toilet/Bathroom/Shops/First Floor/Bus Stand/Subdivision of the Land Agramathen panchyat Subject to the following Conditions.

This permit is valid for one year from the date of issue.

Receipt No…The Approved images are attached…….

Herewith…. And

Conditions

1.There should be a space of not less than1.5 meters on the right side of the building,not less than 1.5meters 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 PanchayatAct, 1995 as amended shall be complied with

3.Encroachment on government-owned land or other land not related to this pertitioner 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.

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 fales 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 after the completion of the construction work or after settling in.

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.03.10 16:27:40

அனுப்புநர்:
ஊராட்சி மன்றத் தலைவர்
அகரம்தென் ஊராட்சி அலுவலகம்,
9/1, அகரம் மெயின் ரோடு,
அகரம்தென், சென்னை – 600126.

பெறுநர்:
கே பி சிவில் கன்ஸ்டிரக்சன் பிரைவேட் லிமிடெட்
நிர்வாக இயக்குனர் பிரபு. கோ
1/188, கே பி டவர்ஸ், முதல் தளம், ஒட்டியம்பாக்கம்
மெயின் ரோடு, சித்தாலப்பாக்கம், சென்னை 600131

நாள்:13-05-2026.

பொருள்: லே-அவுட் முகவரி அறிவிப்பு / உறுதிப்படுத்தல் – தொடர்பாக.

குறிப்பு:

1. ஆன்லைன் விண்ணப்ப எண்: CMDA/PP/LAYOUT-1/0325/2025, நாள்: 27.02.2026
2. ROC No: 40/25-26, நாள்: 2026-03-10.

மேற்கண்ட குறிப்புகளின் அடிப்படையில், காஸ்பாபுரம் கிராமம், தாம்பரம் தாலுகா, செங்கல்பட்டு மாவட்டம், செயின்ட் தாமஸ் மவுண்ட் ஊராட்சி ஒன்றியம் எல்லைக்குட்பட்ட, S.No.20/4, 20/5A, 20/6B, 20/7 மற்றும் 20/8 ஆகிய நிலங்களில் அமைந்துள்ள KP ELEVATE PHASE III லே-அவுட் தொடர்பாக, கீழ்காணும் முகவரி இக்கடிதத்தின் மூலம் அறிவிக்கப்படுகிறது.

மேற்கண்ட லே-அவுட் தொடர்பான முகவரி விவரம் ஊராட்சி பதிவேட்டில் பதிவு செய்யப்படுகிறது என்றும், இது லே-அவுட் ஒப்புதல் செயல்முறைக்கு தொடர்புடைய அதிகாரப்பூர்வ குறிப்பாக கருதப்படுகிறது என்றும் தெரிவித்துக்கொள்ளப்படுகிறது.

எனவே, ஆன்லைன் பதிவில் முகவரி குறிப்பிடப்படாத நிலையில், பார்வை ஆவணங்களில் குறிப்பிடப்பட்டுள்ள முகவரி விவரத்தின் அடிப்படையில் இந்த கடிதம் வழங்கப்படுகிறது.

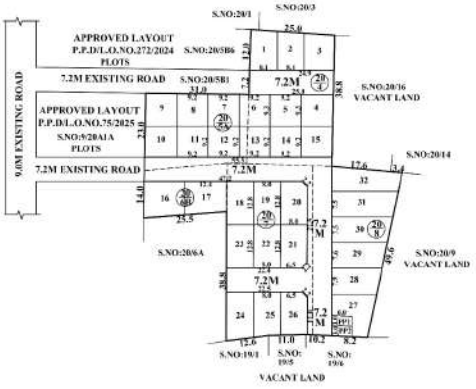
லே-அவுட் முகவரி விவரம்:
S.No.20/4, 20/5A, 20/6B, 20/7 மற்றும் 20/8
காஸ்பாபுரம் கிராமம்,
தாம்பரம் தாலுகா,
செங்கல்பட்டு மாவட்டம்,
தமிழ்நாடு.

தலைவர்
ஊராட்சி மன்றத் தலைவர்
அகரம்தென் ஊராட்சி
அகரம்தென் ஊராட்சி மன்றம்

நகல்:

1. தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்
2. சார்பதிவாளர், தாம்பரம் இணை–1 சார்பதிவாளர் அலுவலகம்.

FILE NO.L1-0325/2025



TOTAL EXTENT (AS PER DOCUMENT)	:	**4330 SQ.M**
ROAD AREA (25%)	:	**1085 SQ.M**
PLOTTABLE AREA (75%)	:	**3245 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**245 SQ.M**
10% OSR CHARGES REQUIRED	:	**25 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**25 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**32 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**36 SQ.M**
(PUBLIC PURPOSE AREA-1 : 18.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 18.0 SQ.M)		
No.OF.PLOTS	:	**32 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)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 31.1.2020 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 BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(II)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.

(III) 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

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

APPROVAL CONDITION

THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.20/4, 20/5A, 20/6B, 20/7 & 20/8 OF KASBAPURAM 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

Signature valid

Digitally Signed by
Registered Engineer Grade I, R. NADALINGAM
Sign Date: 01/20/2026 11:09:49 AM

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ISO_A2_(594.00_x_420.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

Signature valid

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.