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DIGITALLY VERIFIED RECORD

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.

(Approved Letter)

File No. **: CMDA/PP/LAYOUT-1/0338/2024** Date : **24/04/2025**

To

The Commissioner,

Poonamallee Panchayat Union

Dear Sir / Madam,

Sub : CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposed Laying out of House Sites in the property comprised in S.No.418/3A of Thirunindravur B Village, Avadi Taluk, Thiruvallur District within the limits of Poonamallee Panchayat Union – Approved - Reg.

Ref :
1. The Layout of House sites received in CMDA through online vide reference SBC.No. CMDA/PP/Layout-1/0338/2024 dated 22.11.2024.
2. This office Particulars draft letter even No. dated 03.12.2024 addressed to the applicant
3. Applicant furnished Revised Plan through online dated 03.03.2025
4. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC Advice letter even No. dated 14.03.2025 addressed to the applicant.
6. Applicant remitted DC and other charges dated 22.03.2025
7. This office letter dated 26.03.2025 addressed to the applicant enclosing skeleton plan
8. Applicant letter dated 23.04.2025 enclosing the Gift deed for Road space registered as Doc.No.5941/20 dated 21.04.2025 @ SRO, Avadi
9. G.O.Ms.No.112, H&UD Department dated 22.06.2017.
10. Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for the proposed Laying out of House Sites in the property comprised in S.No.418/3A of Thirunindravur B Village, Avadi Taluk, Thiruvallur District within the limits of Poonamallee Panchayat Union was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the

competent authority to decide on this matter.

The applicant has remitted the following charges / fees as called for in this office DC letter:

Sl. No.	Charges	Amount	Receipt No. & Date
I	Scrutiny Fees	Rs.4,222.00	CMDA/PP/Ch/16372/2024 & dt. : 15 November, 2024
II	Balance Scrutiny Fees	Rs.500.00	CMDA/PP/Ch/17682/2025 & dt. : 22 March, 2025
III	Regularisation charge for land	Rs.86,000.00	CMDA/PP/Ch/17682/2025 & dt. : 22 March, 2025
IV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17682/2025 & dt. : 22 March, 2025
V	Development Charge	Rs.14,000.00	CMDA/PP/Ch/17682/2025 & dt. : 22 March, 2025
VI	Layout Preparation Charge	Rs.10,000.00	CMDA/PP/Ch/17682/2025 & dt. : 22 March, 2025

The approved plan is numbered as **OL-PPD/LO/0074/2025 dated 24 April, 2025** . Three copies of Open Layout plan and planning permit **No.OL-01733** are sent herewith for further action.

You are requested to ensure that roads are formed as shown in the approved plan, before sanctioning and releasing the layout.

TThe project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 9th & 10th cited.

The original Gift Deed registered as Doc.No.5941/2025 dated 21.04.2025 @ SRO, Avadi, Road Area – 829 Sq.m, Public Purpose Area 1 – 10.0 Sq.m, Public Purpose 2 – 11.0 Sq.m as enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 8th cited.

Yours faithfully,

Signature valid

Name :V. Krishna
Designation :Assistant Planner
Date :04/25/2025 12:25:42 PM

Name: V Krissna

Designation: Assistant Planner

Date: 25 April, 2025

For

Member Secretary

CMDA

Encl :

1. Three copies of approved plan
2. Planning Permit Duplicate(with the direction to not to use the logo of CMDA in the Open Layout plan since the same is registered)
3. Original Gift Deed Doc.No.5941/2025 dated 21.04.2025 @ SRO, Avadi

Copy To:

1. Tvl Nagarathinam, Nithyanandam,
   Viswanathan, Baskaran,
   Yamuna and Kothandan.
   No.3, Mettu Street,
   Thirunindravur,
   Thiruvallur 602 204
   Chennai

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

3. The Superintending Engineer,
   Chengalpattu Electricity Distribution Circle,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   No.130, GST Road (opposite to New Bus Stand), Chengalpattu – 603 001.
   (along with a copy of approved layout plan).

4. TNRERA,
   CMDA Tower-II, 1st floor,
   No.1A, Gandhi Irwin Bridge Road,

Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

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एक सौ रुपये Rs. 100

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18.3.26

Nagarathinam J

Thirumiraur

GANAMBHAN

STAMP VENDOR

THIRUNINRAVUR

L.No: 4255/E1/95

FC 746407

AFFIDAVIT

To

The Chairperson,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.133, G Block, 1st Avenue,

Anna Nagar East, Chennai-600102.

Sub : Affidavit for complying the WRD inundation conditions

Ref : Application No. TNRERA/PLI/0072/2026.

We, Nagarathinam, Nithyanantham, Viswanathan, Yamuna, Baskaran & Kothandan all residing at No. 3, Mettu Street, Thiruninravur, Thiruvallur - 602 024 are the Promoter of the proposed project **SRI JANAKIRAMAN NAGAR** comprised in Survey No. 418/3A situated at Thiruninravur B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit

Further to the RERA project registration application I have submitted at your esteemed office, I hereby solemnly affirm and state that all conditions stipulated by the Water Resources Department (WRD) with respect to inundation have been fully complied with. The said compliance is in accordance with the letter issued by the Chief Engineer, Water Resources Department (WRD), Chennai Region, Chepauk, Chennai - 600 005, bearing Letter No. DB/T5(3)/F.NOC 003099 Thiruninravur-B village 004991/2024 dated 28.06.2024.

The promoter hereby undertakes and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non fulfilment of the conditions stipulated in aforesaid letter of the Water Resources Department

1. Nagarathinam
2. Nithyanantham
3. Viswanathan
4. Yamuna
5. Baskaran
6. Kothandan

Deponents

Chennai
18 March 2026.

Layout Application - Final Approval Letter

Roc No: 03/2025 **Date:** 12/26/25 5:43 PM

From:

Kosavanpalayam village
Kosavanpalayam
Poonamallee

To :

Tvl.Nagarathinam,Nithyanandam,Viswanathan,
Baskaran,Yamuna and Kothandan
No:3,Mettu Street,
Thirunindravur,
Chennai,
Thiruvallur-602204 .

Online Application Number: CMDA/PP/LAYOUT-1/0338/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No:418/3A of Thirunindravur B Village and Kosavanpalayam Panchayat, Avadi Taluk, Tiruvallur District– Approved – Reg

Ref :

1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No: CMDA/PP/LAYOUT-1/0338/2024
2.)CMDA Planninng Permission No: OL-PPD/LO/0074/2025
3.)CMDA Permit No :OL-01733, Dated: 24/04/2025
4.)Roc No:03/2025-26 , Dated :19.12.2025
5.)Gift Deed No :5941/2025 , Dated :21.04.2025
6.)Demand Payment Request Letter date – 24/12/2025
7.)Payment Confirmation by Applicant : Tvl.Nagarathinam,Nithyanandam,Viswanathan, Baskaran,Yamuna and Kothandan, Date: 26/12/2025

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in S.No: S.No: 418/3A of Thirunindravur B Village and Kosavanpalayam Panchayat,Avadi Taluk , Tiruvallur district , Covering a total extend of 2816 sq.m (0.69 acre), Comprising of 19 plot,The applicant has developed the layout infrastructure – including road and street light in accordance with the Specification prescribed by the Kosavanpalayam Panchayat. The road Patten was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No.5941/2025.

Accordingly the Kosavanpalayam Panchayat grants Final Approval for this Layout.

CONDITIONS

1.The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.

2.The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.

3.If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.

4.If the central and state audit finds any default in the fees payable for the issuance of Layout permission, the applicant have to pay it immediately.

5.The Special Officer / Block Development Officer Thirunindravur B Village and Kosavanpalayam Panchayat reserves the full authority to cancel the permit at any time without prior notice, if found the infrastructure facilities such as road, Drain, individual water tap connection and street lights, etc, not done by developer concerned.

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.12.26 17:43:32

Water Resources Department

From

Er.K.Asokan,M.Tech.,
Chief Engineer, WRD.,
Chennai Region (FAC)
Chepauk,Chennai - 5.
Email id : cecrwrdhdo@gmail.com

To

The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008

Letter No.DB / T5(3) / F.NOC003099Thiruninravur-B Village004991/2024/Dated:28.06.2024

Sir,

Sub: CMDA - Area Plans Unit – Layout Division – laying out of house sites in the property comprised in S.No.418/3B of Thiruninravur - B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat union limit – specific remarks along with NOC on inundation point of view– issued – regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0047 / 2024 / Dated:13.03.2024.

-*-*-*-*-*-

With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for the laying out of house sites in the property comprised in S.No.418/3B of Thiruninravur - B Village, Avadi Taluk, Tiruvallur District, Poonamallee Panchayat union limit in favour of Thiru.J.Baskaran,No.3, Mettu street, Thiruninravur,Thiruvallur-602 024.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Vacant land on North & Southern side, Residential layout on west along with roads, and the applicant land abutting the Channel in S.No.418/6 on Eastern side, the Thiruninravur tank is located on North – Western direction of the applicant land, the channel originates from the tank and runs from North to East direction of the site in S.F.No. 189,177/1,176,175,174/2 & 418/6 etc, of the applicant land & Thiruninravur – Puthuchatthiram Road on Western side of the applicant land. At present there is no cultivation activities due to vast Urbanization, and as per Revenue Records and these lands located on ayacut area of tank, these lands are classified as "Wet" lands.

The field level were taken from the known datum of Thiruninravur tank FTL as (+)33.560m. Maximum Water Level is (+)34.400m & Tank bund level is (+)35.770m.The MFL near by site under reference during the past floods was assessed (+)34.160m.The nearest Thiruninravur - Puthuchatthiram Road top level is (+) 35.060m. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the MFL (or) nearest road level whichever is higher, here road level is higher than MFL. Hence it is recommended to the raise the existing field to a minimum level of (+)35.060m+0.60m= (+)35.660m (i.e)2.10m above the Thiruninravur tank FTL as

28/6/24

(+)33.560m.The existing ground level varies from (+)32.600m, and depth of filling 3.060m to avoid inundation.

The following are the evaluated field levels of the site under reference tabulated below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the Thiruinravur - Puthuchatthiram Road top Level (+)35.060 + 0.60m = (+)35.660m.	
			Required Level in m	Height Filling in m
1.	418/3B	(+)32.600	(+)35.660	3.06

Also the proposed land is to be raised 3.060m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, which are below MFL and the applicant is suggested to have regular habitation from above the MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the laying out of Proposal for laying out of house sites in the property comprised in S.No.418/3B of Thiruninravur - B Village, Avadi Taluk, Thiruvallur District, Poonamallee Panchayat union limit in favour of Thiru.J.Baskaran,No.3, Mettu street, Thiruninravur,Thiruvallur-602 024 is hereby issued to CMDA subject to following **conditions and Technical suggestions** besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

Conditions:

1.The applicant land should be filled with earth filling with proper compaction to the minimum level of (+)35.660m (i.e) ? 10m above the Thiruninravur tank FTL as (+)33.560m.To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 3.060m depending upon the existing field levels. Also, the applicants 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 all round pavement level within the site should not be less than (+)35.660m and the regular habitation should not be below MFL. 28/6/24

2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, WRD authorities.The applicant should also maintain the measurement of the channel as per the Revenue records without any encroachments and should be maintained as Revenue records(FMB).

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 genuinety of the documents submitted.

4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, 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 applicants should also abide court of law 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 applicants to encroach the WRD / Government Lands. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7. The Government field Channel in S.F.No.418/6 on East, side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB upto their stretch at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

8. The Government field channel in S.F.No. 418/6 on East, side stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also. 28/6/24

9. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the channel, the same should be restored to its original condition at his own cost.The applicant / authorities concerned should restore the channel vide.G.O.78 H&UD(UD4(3)D/04.05.17 if the applicant site abuts the channel without fail.

10. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

Technical Suggestions:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size not less than within the site as per the site conditions and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain 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 drain / 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b. The necessary setback distance should be provided within the site as per site condition as per 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 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' lands are seems to be Ryotwari land which would be classified as "Wet" lands. Hence, these lands are to be converted into other zone from the industrial zone by the competent authority. The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries. 28/6/24

d. The sewage water from the applicant 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 applicants, and as well as the construction materials/debris/garbages should not be dumped into the channel/river/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

The owner of the document received from the applicants 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

28/6/24

for Chief Engineer, WRD.,
Chennai Region, Chennai - 5

28/06/2024

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Every record check run on one property and returned as a single report.
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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

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What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

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What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

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Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

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Run the transaction in one place: documents, stamping, signatures and the parties.
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Twenty-four checks you can run yourself, at no cost.

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The registers themselves, read for you.

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- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

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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

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- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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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.