

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 6/28/25 2:08 PM

From:

Kuthambakkam village
Kuthambakkam
Poonamallee

To :

M/S.VR Foundation rep.by Thiru.Rathenapandi
No:93,kundrathur high road,
Vigneshwara nagar,porur,
Chennai -600116

Online Application Number:

CMDA/PP/LAYOUT-1/0320/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No:365/1A, 366, 367/1A, 1B, 1C, 3, 368, 369, 370/1, 2A, 2B & 2C of kuthambakkam Village and Panchayat, poonamallee Taluk, Tiruvallur District– Approved – Reg

Ref :

- 1.) Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No - CMDA/PP/LAYOUT-1/0320/2024
- 2.) CMDA Planning Permission No – OL-PPD/LO/0063/2025
- 3.) CMDA Permit No – OL-01702 , Dated: 09/04/2025
- 4.) Roc No:01/2025-26 , Dated :26.06.2025
- 5.) Gift Deed No : 4855/2025 , Dated :29.03.2025
- 6.) Demand Payment Request Letter date – 25/06/2025
- 7.) Payment Confirmation by Applicant : Thiru.Devaraj, Date: 25/06/2025

Body:

Dear Sir /Madam,

1.With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in Survey No: 365/1A, 366, 367/1A, 1B, 1C, 3, 368, 369, 370/1, 2A, 2B & 2C at Kuthambakkam Village and Panchayat poonamallee Taluk , Tiruvallur district , Covering a total extend of 21408 sq.m (5.29 acre) , Comprising of 136 plots.

2 The applicant has developed the layout infrastructure – including road and street light in

accordance with the Specification prescribed by the Kuthambakkam 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.4855/2025.Accordingly the Kuthambakkam Panchayat grants Final Approval for this Layout.



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

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



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.

