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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025 **Date:** 1/7/26 3:57 PM

From:

Kuthambakkam village
Kuthambakkam
Poonamallee

To :

M/s.G.Square Realtors Pvt.Ltd
Rep by. Thiru.B.Nagendran,
Door no.75,Centuary Centre,
Alwarpet,Chennai-600018.

Online Application Number: CMDA/PP/LAYOUT-1/0255/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No: 820/16 and 820/1B3A of Kuthambakkam Village and kuthambakkam 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-1/0255/2025
2.)CMDA Planninng Permission No: OL-PPD/LO/0197/2025
3.)CMDA Permit No :OL-02326, Dated: 14-11-2025
4.)Roc No:1 /2026 , Dated :07-01-2026
5.)Gift Deed No :16594/2025 , Dated :06-11-2025
6.)Demand Payment Request Letter date – 05-01-2026
7.)Payment Confirmation by Applicant : M/s.G.Square Realtors Pvt.Ltd , Date:06-01-2026

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in Survey No: 820/16 and 820/1B3A Of Kuthambakkam Village and Kuthambakkam Panchayat, poonamallee Taluk , Tiruvallur district , Covering a total extend of 6300 sq.m (1.55 acre) , Comprising of 40 plot 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.16594/2025.Accordingly the kuthambakkam 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.

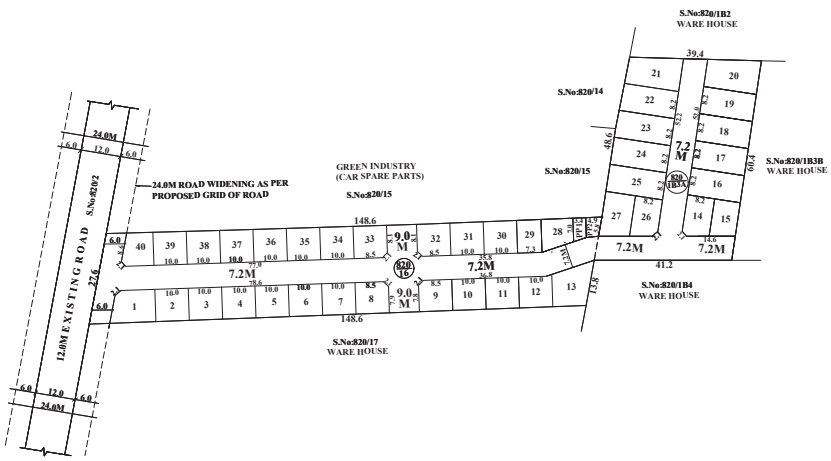
5.The Special Officer / Block Development Officer kuthambakkam Village , kuthambakkam Panchayat reserves the full authority to cancel the permit at any time without prior notice, if found the infrastructure facilities such as road, Drain, individual water tap connection and street lights, etc, not done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



Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2026.01.07 15:57:27

FILE NO.L1-255-2025



TOTAL EXTENT (AS PER PATTA)	:	**6300 SQ.M**
ROAD AREA (33%)	:	**2065 SQ.M**
PLOTTABLE AREA (67%)	:	**4235 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**1235 SQ.M**
10% OSR CHARGES REQUIRED	:	**124 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**124 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**42 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**47 SQ.M**
(PUBLIC PURPOSE AREA-1 : 22.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 25.0 SQ.M)		
No.OF.PLOTS	:	**40 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 (MAI) DEPARTMENT DATED 31.01.2020 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR 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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:820/16 & 820/1B3A OF KUTHAMBAKKAM 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 II:
UDHAYA KUMAR
Sign Date: 11/17/2025 11:44:50 AM

Signature valid

Applicants (Owner / Developer / Power of attorney)

President
Location:
Date:2026.01.

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

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.