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RE REGULATORY RECORD

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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-1/0213/2025** Date : **19/02/2026**

To

The Commissioner,

Poonamallee Panchayat Union,

Poonamallee,

Chennai - 600 056.

Dear Sir / Madam,

Sub : CMDA - APU – Layout Division – Proposal for laying out of house sites in the property comprised in S.Nos.380/2, 382/1A, 803/1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M & 803/1N of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit – Approved – Reg.

Ref :

1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No.CMDA/PP/LAYOUT-1/0213/2025 dated 23.07.2025.
2. Particulars called on 14.08.2025.
3. Particulars received on 29.08.2025, 01.09.2025, 11.09.2025, 24.10.2025 and 06.11.2025 through online WRD NOC No. DB/T5(3)/F.NOC 7951 Kuthambakkam Village 9371 /2025/ dated 23.10.2025 received on inundation aspects.
4. G.O.(Ms). No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
5. This office DC advice letter (online) even No. dated 17.12.2025 addressed to the applicant.
6. Online payment receipt No. CMDA/PP/Ch/21064/2025 dated 19.12.2025 towards DC payment made by the applicant.
7. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
8. This office letter even No. dated 23.12.2025 addressed to the applicant enclosing the layout plan.
9. Applicant letter dated 10.02.2026 enclosing original Gift deed for Road area registered as Doc.No. 2262/2026 dated 09.02.2026 @ SRO, Avadi.
10. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
11. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for laying out of house sites in the property comprised in S.Nos.380/2, 382/1A, 803/1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M & 803/1N of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined and the layout/subdivision plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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.1,22,175.00	CMDA/PP/Ch/19293/2025 & dt. : 23 July, 2025
II	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/21064/2025 & dt. : 19 December, 2025
III	Development Charge	Rs.3,30,000.00	CMDA/PP/Ch/21064/2025 & dt. : 19 December, 2025
IV	Layout Preparation Charge	Rs.1,50,000.00	CMDA/PP/Ch/21064/2025 & dt. : 19 December, 2025

The approved plan is numbered as **OL-PPD/LO/0037/2026 dated 19 February, 2026** . Three copies of Open Layout plan and planning permit **No.OL-02724** are sent herewith for further action.

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

The 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 10th & 11th cited.

The original Gift Deed registered as Doc.No. 2262/2026 dated 09.02.2026 @ SRO, Avadi as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 4th cited and Government letter in the reference 7th cited.

Yours faithfully,

Signature Not Verified
Name :V Krissna
Designation :Assistant Planner
Date :02/19/2026 5:39:14 PM

Name: V Krissna

Designation: Assistant Planner

Date: 19 February, 2026

For

Member Secretary

CMDA

Encl :

1. Three copies of layout plan.
2. Planning permit in duplicate
   (with the direction not to use the logo of CMDA
   in the layout plan since the same is registered).
3. Original Gift Deed Doc.No. 2262/2026
   dated 09.02.2026 @ SRO, Avadi.

Copy To:

1. M/s.KG Foundations (P) Ltd,
   Marble Arch, Ground Floor,
   No.5, Bishop Wallers Avenue East,
   Mylapore, Chennai – 600 004.

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

3. The Superintending Engineer,
   Chennai Electricity Distribution Circle, West.
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   @ Thirumangalam, Anna Nagar,
   Chennai - 600 040. (w.o.e).

(along with a copy of approved layout plan).

4. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   RERA Building, Plot No.586, 587, 588,
   1st & 2nd Avenue, Anna Nagar East,
   Chennai-600 102.

5. Stock file /Spare Copy.

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 3/4/26 3:08 PM

From:

Kuthambakkam village
Kuthambakkam
Poonamallee

To :

M/s,KG Foundation (p) Ltd,
Marble Arch,Ground floor
No:5,Bishop Wallers Avenue East,
Mylapore,Chennai-600004

Online Application Number: CMDA/PP/LAYOUT-1/0213/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No: 380/2, 382/1A, 803/1D, 803/1E, 803/1F, 803/1G, 803/1H,803/1I,803/1J,803/1K,803/1L,803/1M & 803/1N 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-1/0213/2025
2.)CMDA Planninng Permission No: OL-PPD/LO/0037/2026
3.)CMDA Permit No :OL-02724, Dated: 19-02-2026
4.)Roc No:01/2026 , Dated :03-03-2026
5.)Gift Deed No :2262/2026 , Dated :09-02-2026
6.)Demand Payment Request Letter date : 03-03-2026
7.)Payment Confirmation by Applicant : M/s,KG Foundation (p) Ltd, Date:03-03-2026

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: 380/2, 382/1A, 803/1D, 803/1E, 803/1F, 803/1G, 803/1H,803/1I,803/1J,803/1K,803/1L,803/1M & 803/1N Of Kuthambakkam Village and Kuthambakkam Panchayat, Poonamallee Taluk , Tiruvallur district , Covering a total extend of 81450 sq.m (20.12 acre) , Comprising of 482[Residential] and 1[commercial]-483plot 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.2262/2026. 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 and 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:2026.03.04 15:08:44

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

Verified RealEstate
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Chennai 600 097, India
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+91 9996 12 9996

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.