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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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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-1/0255/2025** Date : **14/11/2025**

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.No.820/16 and 820/1B3A 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 reference SBC No.CMDA/PP/Layout-1/0255/2024 dated 20.08.2025
2. Particulars called on 23.09.2025.
3. Particulars received on 08.10.2025 and received through online 25.10.2025.
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 31.10.2025 addressed to the applicant.
6. Online payment receipt No. CMDA/PP/Ch/20494/2025 dated 31.10.2025 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 03.11.2025, addressed to the applicant, enclosing the layout plan
9. Applicant letter dated 06.11.2025 enclosing the original Gift deed for Road area, PP-1 & PP-2 registered as Doc.No. 16594/2025 dated 06.11.2025 @ 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 laying out of house sites in the property comprised in S.No.820/16 and 820/1B3A of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit was examined, and the layout 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.9,450.00	CMDA/PP/Ch/19610/2025 & dt. : 18 August, 2025
II	OSR Charges	Rs.5,50,000.00	CMDA/PP/Ch/20494/2025 & dt. : 31 October, 2025
III	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/20494/2025 & dt. : 31 October, 2025
IV	Development Charge	Rs.35,000.00	CMDA/PP/Ch/20494/2025 & dt. : 31 October, 2025
V	Layout Preparation Charge	Rs.20,000.00	CMDA/PP/Ch/20494/2025 & dt. : 31 October, 2025

The approved plan is numbered as **OL-PPD/LO/0197/2025 dated 14 November, 2025** . Three copies of Open Layout plan and planning permit **No.OL-02326** are sent herewith for further action.

You are requested to ensure that roads are formed as shown in the plan before sanctioning and releasing 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. 16594/2025 dated 06.11.2025 @ 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 valid
Name :V. Krishna
Designation :Assistant Planner
Date :11/11/2025 1:29:31 PM

Name: V Krissna

Designation: Assistant Planner

Date: 17 November, 2025

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. 16594/2025 dated
   06.11.2025 @ SRO, Avadi.

Copy To:

1. M/s.G.Square Realtors Pvt. Ltd
   Rep by. Thiru.B.Nagendran,
   Door No.75, Century Centre,
   Alwarpet, Chennai – 600 018.

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. TNRERA,
   CMDA Tower-II, 1st floor,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0255/2025**

Planning Permission No. : **OL-PPD/LO/0197/2025**

Permit No. : **OL-02326** **Date of permit** : 14-11-2025

Name of Applicant with Address :	G SQUARE REALTORS PRIVATE LIMITED REP BY B NAGENDRAN 75, nil, CENTURY CENTER, ALWARPET TTK ROAD, ALWARPET, , -, Mobile No. : 637978895 Email ID : hassim@gsquarelands.com
Date of Application :	20/08/2025
Nature of Development : Planning Permission for laying out of house sites	
Site Address :	S.No.820/16 and 820/1B3A of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit

Development Charge Paid in Rs : Rs.35,000.00/- (Rs. Thirty Five Thousand Only)

Receipt No. : CMDA/PP/Ch/20494/2025 Date : 31 October, 2025

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :V. Krishna
Designation :Assistant Planner
Date :11/11/2025 1:33:46 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

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Yours faithfully,

Signature valid
Name :V. Krishna
Designation :Assistant Planner
Date :11/11/2025 1:33:46 PM

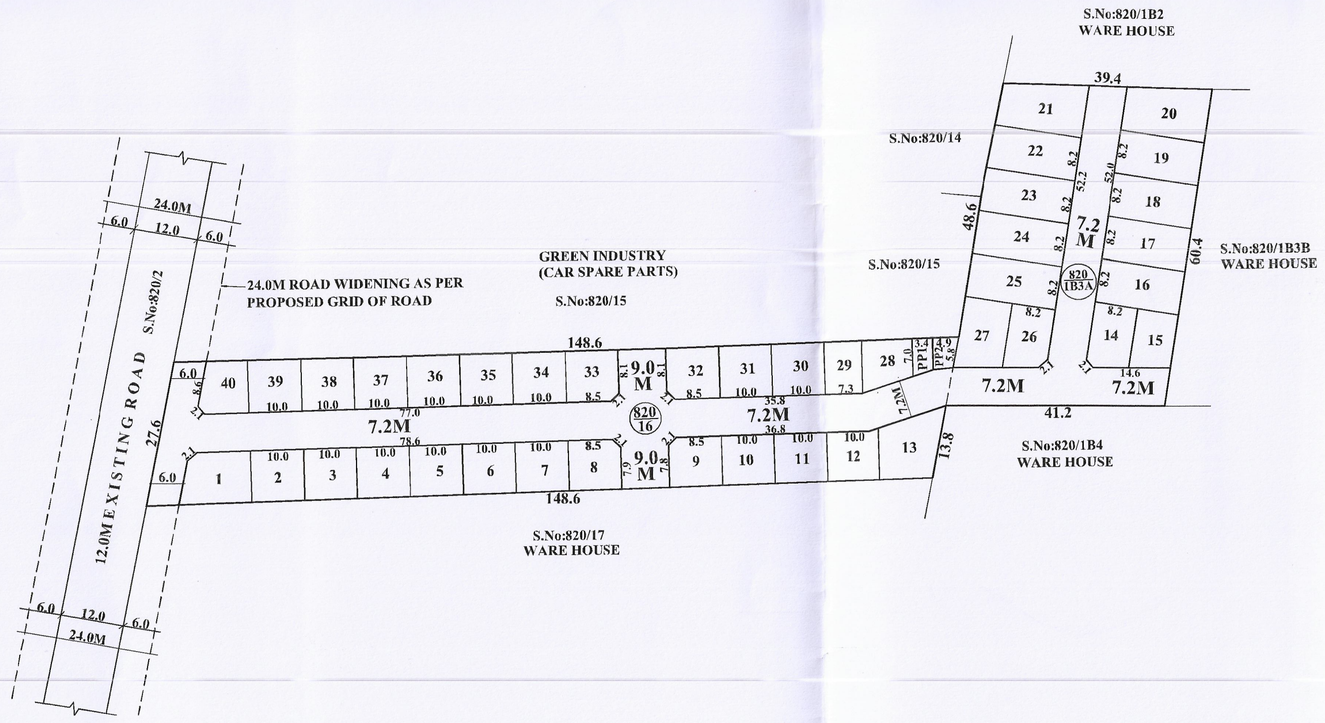
for MEMBER SECRETARY

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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

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)

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8845 of 2019 and WMP (MD) Nos. 6812 & 6913 of 2019.

Signature valid
Digitally Signed by:-
Registered Engineer Grade II:
UDHAYA KUMAR
Sign Date: 11/17/2025 11:44:50 AM

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Approved
Digitally Signed by-
Sign Date: 11/17/2025 1:24:20 PM
Letter No. CMDA/PP1/LP/0285
Approved No. CL=**DELOT/8/2025
Permit No. : CLA/0285

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division,

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

Verified RealEstate
3/350/2 Mettukuppam,
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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.