Layout Application - Final Approval Letter

Roc No: 02/2026 **Date:** 4/13/26 4:46 PM

From:

Kuthambakkam village
Kuthambakkam
Poonamallee

To :

M/s,Shanbagam Estate Pvt. Ltd Rep By
Thiru.J.Sivakumar,
S.No:803/101,Padur-Mevalurkuppam Road,
Kuthambakkam,
Chennai-600124.

Online Application Number: CMDA/PP/LAYOUT-1/0249/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No: 803/1Q[pt], 803/1R[pt] and 803/1S[pt] of Kuthambakkam Village and Kuthambakkam Panchayat, Poonamallee Taluk,Poonamallee Panchayat Union, Tiruvallur District– Approved – Reg.

Ref :

1.)Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No: CMDA/PP/LAYOUT-1/0249/2025
2.)CMDA Planninng Permission No: OL-PPD/LO/0053/2026
3.)CMDA Permit No :OL-02785, Dated: 03-03-2026
4.)Roc No:02/2026 , Dated :13-04-2026
5.)Gift Deed No :2747/2026 , Dated :14-02-2026
6.)Demand Payment Request Letter date : 11-03-2026
7.)Payment Confirmation by Applicant : M/s,Shanbagam Estate Pvt. Ltd Rep By Thiru.J.Sivakumar, Date:13-04-2026

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in S.No: 803/1Q[pt], 803/1R[pt] and 803/1S[pt] of Kuthambakkam Village and Kuthambakkam Panchayat, Poonamallee Taluk , Tiruvallur district , Covering a total extend of 21332 sq.m (5.27 acre) , Comprising of 115-Reasidential plot & 3-Convenient Shop,Totally-118 plotThe 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 Kuthambakkam Panchayat as per Gift Deed No.2747/2026. 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:2026.04.13 16:46:56