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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 11/2025-26 **Date:** 11/19/25 3:44 PM

From:

Buthu Koil street,Sholavaram,chennai-600067

To :

M/s. Pallagio Properties (CMDA/PP/LAYOUT-1/0049/2025)
Ethiraj House, F-205, First Street,
Anna Nagar East, Chennai – 600102.

Online Application Number: CMDA/PP/LAYOUT-1/0049/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No.554/2A, 3A, 555/2 & 3 of Sholavaram Village, Sholavaram Panchayat Union, Ponneri Taluk, Tiruvallur District – Approved – Reg.

Ref :

1. Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. File No - CMDA/PP/LAYOUT-1/0049/2025.
2. CMDA Approval No – OL-PPD/LO/0151/2025.
3. CMDA Permit No – OL-02055, Dated : 19/08/2025.
4. Roc No : 11/2025-26, Dated : 19.11.2025.
5. Gift Deed No : 11202/2025, Dated : 11.08.2025 @ S.R.O Redhills.
6. PWD (WRD) Letter No. DB/T5(3)/ F.NOC.2722Sholavaram Village 3393/2025/Dated: 15.05.2025.
7. Demand Payment Request Letter date – 19/09/2025.
8. Payment Confirmation by Applicant : M/s. Pallagio Properties, Date: 19/09/2025.
9. G.O.(Ms)No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 05.12.2024.
10. Commissioner of DR&PR Lr.No.4870/2024/PRI.MIS-1 Dated: 10.01.2025, 16.05.2025 and 17.06.2025.
11. Executive Engineer of the Kosasthalaiyar River Basin Division (WRD), Thiruvallur Letter Number DB.JDO.2/F.40 NOC/2025/961M/ Dated : 13.11.2025.

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. 554/2A, 3A, 555/2 & 3 of Sholavaram Village, Sholavaram Panchayat Union Ponneri Taluk, Tiruvallur District, Covering a total extent of 8600 sq.m (2.12 acres), Comprising of 59 plots and 2 Public Purpose Areas. The Plot Details are 39 Nos of Regular Plots (1-39) and 20 Nos of EWS Plots of 1317 Sq.M (40-59).

The applicant has developed the layout infrastructure – including Roads and Public Purpose Sites in accordance with the Specification prescribed by the Sholavaram Village Panchayat. The road Pattern was approved by the CMDA and the required public space has been transferred to The Commissioner Sholavaram Panchayat Union as per Gift Deed No. 11202/2025, Dated : 11.08.2025 @ S.R.O Redhills.

Accordingly the Sholavaram Village Panchayat grants Final Approval for this Layout.

CONDITIONS

1. The condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Layout of House Sites in the Chennai Metropolitan Area). CMDA/PP/LAYOUT-1/0049/2025 dated 19/08/2025 OL-PPD/LO/0151/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. OL-02055 Dated : 19/08/2025.
2. The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.
4. The applicant is advised to follow the condition laid down in the Chennai Metropolitan Development Authority letters cited.
5. 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.
6. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
7. The Special Officer / Block Development Officer (Sholavaram Village Panchayat) reserves full authority to cancel the permit at any time without prior notice.
8. The approved plans are enclosed.

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.11.19 15:44:19

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

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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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