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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: 705/ 2026/ A3 **Date:** 5/30/26 5:04 PM

From:

Ayappakkam

To :

M/s. BAKIYAM(CMDA/PP/: LAYOUT-1/0311/2025)
332, MARUTHI NAGAR, AYAPAKKAM,
CHENNAI – 600-077

Online Application Number: CMDA/PP/LAYOUT-1/0311/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No.201 of Ayapakkam Village, Poonamallee Taluk, Villivakkam Panchayat Union Limit – Approved – Reg.

Ref :

1. Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. File No -
2. CMDA Approval No – CMDA/PP/: LAYOUT-1/0311/2025, Dated : 21.10.2025.
3. CMDA Permit No – No.OL-03028
4. Roc No :705/2026/A3, Dated : 12.03.2026.
5. Gift Deed No : 1169/2026, Dated 30.01.2026 @ S.R.O. Ambattur.
6. Demand Payment Receipt No : CMDA/PP/Ch/21527/2026, Dated : 21.01.2026
7. Payment Confirmation by Applicant :M/s.BAKIYAM, Date: 21/01/2026.
8. G.O.(Ms)No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 15.05.2026.
9. The Principal Secretary to the Government in letter No : 6731/UD4(1)/2022-1, Dated : 28.10.2022
10. Affidavit Received from the Applicant Dated 12.03.2026.

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application, This is to inform you that the Residential Layout Situated in S.No.201 of Ayapakkam Village, Villivakkam Panchayat Union Ponnamallee Taluk, Tiruvallur District, Covering a total extent of 2550 sq.m, Comprising of 9 plots. The Plot Details are 9 Nos of Regular Plots (1-9).

The applicant has developed the layout infrastructure – including Roads in accordance with the Specification prescribed by the Villivakkam Village Panchayat. The road Pattern was approved by the CMDA and the required public space has been transferred to The Commissioner Villivakkam Panchayat Union as per Gift Deed No. 1169/2026 dated 30.01.2026 @ Ambattu.

Accordingly the Villivakkam 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-1/0311/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. CMDA/PP/: LAYOUT-1/0311/2025, Dated : 21.10.2025.

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

Signature valid

*Signed by: Village Panchayat President*
*Location:Tiruvallur*
*Date:2026.05.30 17:04:15*

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

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/tools

**Services we run for you**
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/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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