

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter

Roc No: 09/2025-26

Date: 10/9/25 2:53 PM

From:

Madhavaram Main Road, Perungavoor, Chennai-600103

To :

Mr Vikram Hirawat and M.Gopi (CMDA/PP/LAYOUT-1/0126/2025)
No.93, Kalaingar Karunanithi Street,
Perungavur, Chennai – 600103.

Online Application Number:

CMDA/PP/LAYOUT-1/0126/2025

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No.270/1, 271/3 and 271/4 of Perungavur 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-1/0126/2025.
2. CMDA Approval No – OL-PPD/LO/0139/2025.
3. CMDA Permit No – OL-01989, Dated : 23/07/2025.
4. Roc No : 09/2025-26 , Dated : 09.10.2025.
5. Gift Deed No : 9582/2025 , Dated : 09.07.2025 @ S.R.O Redhills.
6. Demand Payment Request Letter date – 09/09/2025.
7. Payment Confirmation by Applicant : Mr. Vikram Hirawat and M.Gopi, Date: 09/09/2025.
8. G.O. (Ms) No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 05.12.2024.
9. Commissioner of DR & PR Lr.No.4870/2024/PRI.MIS-1 Dated: 10.01.2025, 16.05.2025 and 17.06.2025
10. Affidavit Received from the Applicant Dated 31.07.2025.

Body:

Dear Sir /Madam,

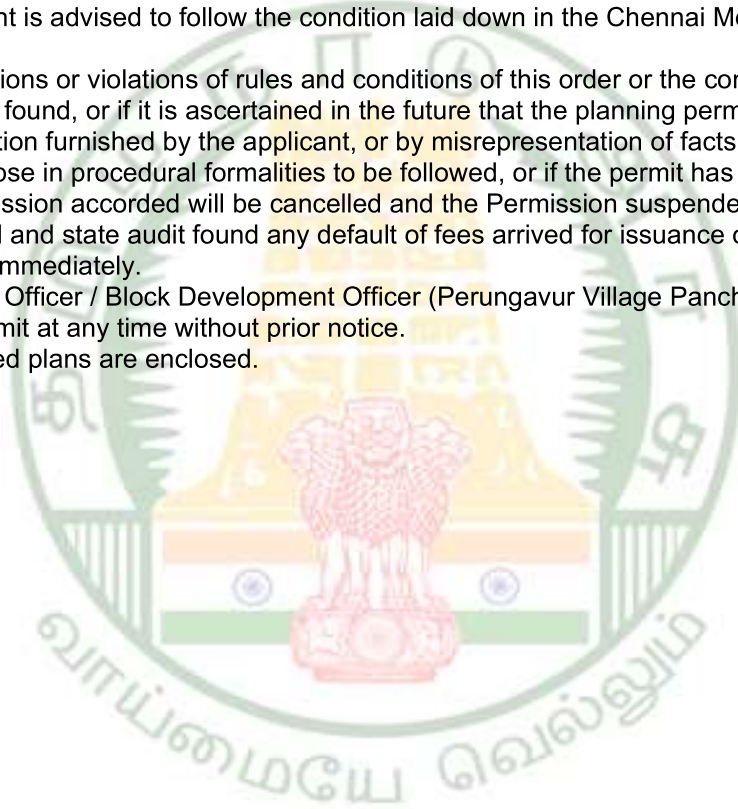
With Reference to the above Subject and your application, This is to inform you that the Residential Layout Situated in Survey No. 270/1, 271/3 and 271/4 of Perungavur Village, Sholavaram Panchayat Union Ponneri Taluk, Tiruvallur District , Covering a total extent of 6350 sq.m (1.57 acres), Comprising of 35 plots , 2 Public Purpose Areas. The Plot Details are 35 Nos of Regular Plots (1-31) and 4 Nos of EWS Plots of 268 Sq.M (32-35).

The applicant has developed the layout infrastructure – including Roads, Parks and Public Purpose Sites in accordance with the Specification prescribed by the Perungavur 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. 9582/2025 , Dated : 09.07.2025 @ S.R.O Redhills.

Accordingly the Perungavur 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-1/0126/2025 dated 23/07/2025 OL-PPD/LO/0139/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. OL-01989 Dated : 23/07/2025.
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 (Perungavur 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: 2025.10.09 14:53:50



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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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

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

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

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
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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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