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