Layout Application - Final Approval Letter

Roc No: 10/2025-26 **Date:** 10/22/25 2:39 PM

From:

Madhavaram MainRoad,Perungavoor,Chennai-600103

To :

M/s. Sivasankar Real Assets Pvt. Ltd, (CMDA/PP/LAYOUT-1/0244/2024)
No.11, F - Block, 2nd Main Road,
Anna Nagar East, Chennai – 600102.

Online Application Number: CMDA/PP/LAYOUT-1/0244/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No. 189, 194/1, 195 and 196 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-1/0244/2024.
2. CMDA Approval No – OL-PPD/LO/0047/2025.
3. CMDA Permit No – OL-01657, Dated : 21/03/2025.
4. Roc No : 10/2025-26 , Dated : 22.10.2025.
5. Gift Deed No : 3611/2025 , Dated : 18.03.2025 @ S.R.O Redhills.
6. Demand Payment Request Letter date – 22/10/2025.
7. Payment Confirmation by Applicant : M/s. Sivasankar Real Assets Pvt. Ltd Date: 22/10/2025.
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 25.09.2025.

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. 189, 194/1, 195 and 196 of Perungavur Village, Sholavaram Panchayat Union Ponneri Taluk, Tiruvallur District , Covering a total extent of 20032 sq.m (4.96 acres), Comprising of 164 plots, 1 Shop Site, 1 Convenient Shop, 1 Park, 2 Public Purpose Areas. The Plot Details are 107 Nos of Regular Plots (1-107) and 57 Nos of EWS Plots (108-164) including 1 Shop Site, 1 Convenient Shop.

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. 3611/2025 , Dated : 18.03.2025 @ 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-1/0244/2024 dated 21/03/2025 OL-PPD/LO/0047/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. OL-01657 Dated : 21/03/2025.
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. Based on the affidavit Submitted by the applicant, it is here by Stated that if Drainage and Water Storage Facilities are not constructed in Future, the approval will be cancelled by Competent Authority.
7. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
8. The Special Officer / Block Development Officer (Perungavur Village Panchayat) reserves full authority to cancel the permit at any time without prior notice.
9. The approved plans are enclosed.

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.10.22 14:39:03