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PROCEEDINGS OF THE COMMISSIONER, PUZHAL PANCHAYAT UNION
PRESENT: THIRU.G.VEDHANAYAGAM

D.Dis.No. 1460/2022/A3 **Date: 24.08.2022**

Sub : Planning Permission – Puzhal Panchayat Union – Athivakkam Village – Theerthakariyampattu Panchayat – S.No.3/6B1 & 4/1A2A – Thiru.S.Jaffer Hussaian, Chennai-66 – layout of house Sites – Planning permission - orders issued

Ref :
1. Thiru.S.Jaffer Hussaian, Chennai-66, Application dated. 08.07.2022.
2. The Member Secretary, CMDA, Chennai Letter.No.Layout-1/ 0063/2022, as Dated.29.07.2022, PPD No.95/2022, Dated. 29.07.2022.
3. G.O.MS. No.112, H & UD Dept. Dt.22.06.2017.
4. The Secretary (H & UD & TNRERA) Letter No.TNRERA/ 261/2017 Dt.09.08.2017.
5. Gift Deed Doc No.9696/2022, Dated : 07.07.2022.

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ORDER:

Thiru.S.Jaffer Hussaian application has requested Planning Permission for layout of house Sites in the land comprised S.No.3/6B1 & 4/1A2A of Athivakkam Village Theerthakariyampattu Panchayat. With reference to the application 1st read above and based on permission obtained from statutory authorities read above from serial number 2nd and the condition specified by the relevant department 3rd, 4th & 5th read above permission is accorded to Thiru.S.Jaffer Hussaian for the construction layout of house Sites in S.No.84/3A, Athivakkam Village Theerthakariyampattu Panchayat under Section 159, 160 & 161 of Tamil Nadu Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules 1997 is hereby approved and ordered subject to the following conditions.

CONDITIONS

1. The conditions specified in the Member Secretary, C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) Layout-1/ 0022/2022, as Dated.24.06.2022 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.76/2022, Dated. 24.06.2022.
2. The other conditions 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 Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.

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5. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of any deviations or violation of rules and conditions of this order or the conditions of the department concerned or if it is ascertained in future that the planning permission obtained is based either on wrong information furnished by the applicant or by misrepresentation of facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner, the planning permission accorded will be cancelled and license suspended without any further notice.

6. The approved plans are enclosed.

Encl:

1) Approved Plan Copies.
2) DD obtained from Axis Bank, Redhills.
   I. Flag Day Fund
   [Rs.10,000/- DD.No.015418/23.08.2022]
   II. The Commissioner Puzhal, P.U
   [Rs.81,000/- DD.No.015419/23.08.2022]

COMMISSIONER
PUZHAL PANCHAYAT UNION

To,

Thiru.S.Jaffer Hussaian,
No.49, 3rd Street, Thiruneelakandar Nagar,
Kavankarai, Puzhal, Chennai-600066

Copy to:

1) The Block Development Officer (VP), Puzhal Panchayat Union.
2) The President, Theerthakariyampattu Village Panchayat.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

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Letter No. Layout-1/0063/2022 **Dated: 29.07.2022**

To:
The Commissioner,
Puzhal Panchayat Union
Puzhal, Chennai – 600 066.

Sir,

Sub: CMDA - Area Plans Unit - Layout Division - Planning Permission – Proposal Laying out of house sites in the land comprised in S.Nos. 3/6B1 & 4/1A2A of Athivakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union Limit – Approved - Reg.

Ref:
1. Planning Permission Application for Laying out of house sites received in SBC No. CMDA / PP / Layout-1 / 0063 / 2021 dated 04.07.2022.
2. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
3. This office letter even No. dated 12.05.2022 addressed to the applicant.
4. Applicant letter dated 06.06.2022.
5. This office DC Advice letter even No. dated 23.06.2022 addressed to the applicant.
6. Applicant letter dated 28.06.2022 enclosing the receipt for payments.
7. This office letter even No. dated 30.06.2022 addressed to the applicant enclosing the skeleton plan.
8. Applicant letter dated 08.07.2022 enclosing the Gift deed duly signed by the owner.
9. This office letter even No. dated 15:07.2022 addressed to the Sub-Registrar, Redhills enclosing original Gift Deed.
10. Applicant letter dated 20.07.2022 enclosing a copy of Gift deed for Road area, PP-1 & 2 sites registered as Doc. No.9696/2022 dated 20.07.2022 @ SRO, Avadi.
11. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
12. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.

...

The proposal received in the reference 1st cited for the Proposal Laying out of house sites in the land comprised in S.Nos. 3/6B1 & 4/1A2A of Athivakkam Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union Limit was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove

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the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges / fees in the reference 6th cited as called for in this office letter 5th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.6,090/-	CMDA/PP/Ch/7264/2022 dated 07.04.2022.
Development charge	Rs.20,000/-	C-101447 dated 27.06.2022
Layout Preparation charge	Rs.15,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No. 95 /2022 dated 29.07.2022.** Three copies of layout plan and planning permit **No. 15102** are sent herewith for further action.

5. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 11th & 12th cited.

7. The original Gift Deed registered as Doc.9696/2022 dated 20.07.2022 @ SRO, Redhills as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 2nd cited.

Yours faithfully,

for Member Secretary

01/08/22

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate (with the direction not to use the logo of CMDA in the layout plan since the same is registered).
3. Original Gift Deed Doc.No. 9696/2022 dated 20.07.2022 @ SRO, Redhills.

Copy to: 1. Thiru.S.Jaffar Hussaian,
No.49,3rd Street,Thiruneelakanda Nagar,
Kavagkarai, Puzhal,
Chennai 600 066.

2. The Deputy Planner,
Master Plan Division,
CMDA, Chennai-8.
(along with a copy of approved layout plan).

3. The Superintending Engineer,
Chennai Electricity Distribution Circle, West.
Tamil Nadu Generation and
Distribution Corporation (TANGEDCO)

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@ 110 KV SS Complex, Thirumangalam,
Anna Nagar, Chennai-600 040. (w.o.e.)

4. TNRERA,
CMDA Tower-II, 1st floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

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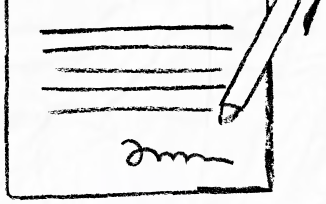

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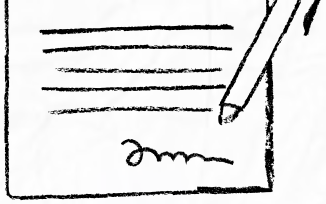

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