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PROCEEDINGS OF THE COMMISSIONER, PANCHAYAT UNION PUZHAL
PRESENT. Tmt.K.Vedanayagi

D.Dis.No.574/2025/A3 Date: 29.4.2025

Sub : Planning Permission - Sub-Division of house Sites – Puzhal Panchayat Union – Vilangadupakkam Panchayat - Vilangadupakkam Village - S.No.136/1D – Ms.J.Safreen Tasleem - Approval - Regarding (7 plots)

Ref : 1) Ms.J.Safreen Tasleem, Chennai-66, Application dated. 28.03.2025.
2) The Member Secretary, CMDA, Chennai Letter.No.Layout – 1 /0190/2024 Dated.14.11.2024, CMDA, PPD/LO No.256/2024 Dated.14.11.2024, Planning Permit No.15974
3) G.O.MS No.180 Rural Development and Panchayat Raj (PR-II (2)) Department, Dated.05.12.2024.
4) The Secretary (H & UD & TNRERA) Letter No.TNRERA/ 261/2017 Dt.09.08.2017
5) Gift Deed Document No.14533/2024 dt.11.11.2024 SRO Redhills

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ORDER:

Ms.J.Safreen Tasleem, application has requested Planning Permission for Sub-Division of house Sites in the land comprised S.No.136/1D of Vilangadupakkam Panchayat With reference to the application 1st read above and based on permission obtained by the relevant department 3rd, 4th & 5th read above permission is accorded to Ms.J.Safreen Tasleem for the Sub-Division of house Sites in S.No.136/1D, Vilangadupakkam 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 condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Sub- Division of lands in the Chennai Metropolitan Area) . Layout-1/0190/2024 As Date. 14.11.2024, PPD/LO No.256/2024 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 15974, Dated.15.11.2024.
2. The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, SubRule 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. The Member Secretary , Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of any deviation or violation of rules and conditions of this order at 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.

Encl.: Approved Plan Copies

COMMISSIONER,
PUZHAL PANCHAYAT UNION

To,

Ms.J.Safreen Tasleem,
No.1A, Moorthy Nagar,
Kathirvedu, Chennai-66,

29/4/25

Copy to:

1. The Block Development Officer (VP), Puzhal Panchayat Union.

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

Letter No.Layout-1/0190/2024 **Dated:14.11.2024**

To

The Commissioner
Puzhal Panchayat Union,
Puzhal – 600 066,
Tiruvallur District.

Sir,

Sub: CMDA- APU – Layout Division – Proposal for sub-division of house sites in S.No.136/1D of Vilangadupakkam Village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union Limit – Approved – Reg.

Ref:
1. Planning Permission Application for sub-division of house sites received in CMDA vide SBC No.CMDA/PP/Layout-1/0190/2024 dated 25.06.2024.
2. This office letter even No. dated 23.07.2024 addressed to the applicant.
3. Applicant letter dated 24.07.2024 & 31.07.2024.
4. This office GLV letter even No. dated 04.10.2024 addressed to the SRO, Redhills.
5. The SRO, Redhills in letter No.328-3/2024 dated 05.10.2024.
6. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7. This office DC Advice letter even No. dated 09.10.2024 addressed to the applicant.
8. Applicant letter dated 30.10.2024 enclosing the receipt for payments.
9. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
10. This office letter even No. dated 06.11.2024 addressed to the applicant enclosing the layout plan.
11. Applicant letter dated 11.11.2024 enclosing original Gift deed for Road area registered as Doc.No.14533/2024 dated 11.11.2024 @ SRO, Redhills.
12. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
13. The Secretary (H & UD and TNRERA) Letter No. TNRERA/261/2017, dated 09.08.2017.

The proposal received in the reference 1st cited for sub-division of house sites in S.No.136/1D of Vilangadupakkam Village, Ponneri Taluk, Tiruvallur District, Puzhal Panchayat Union Limit was examined and the layout plan has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 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 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 8th cited as called for in this office letter 7th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.1,334/-	CMDA/PP/Ch/14746/2024 dated 25.06.2024
Development charge	Rs.7,000/-	CMDA/PP/Ch/15970/2024 dated 30.10.2024
Sub-division Preparation charge	Rs.5,000/-	
Regularization charge	Rs.32,000/-	
OSR charge	Rs.6,60,000/-	
Contribution to Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.256/2024 dated 14.11.2024.** Three copies of layout plan and planning permit **No.15974** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the plan, before sanctioning and release of the layout.

6. 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 12th & 13th cited.

7. The original Gift Deed registered as Doc.No.14533/2024 dated 11.11.2024 @ SRO, Redhills as in the reference 11th cited is also enclosed herewith as per the provision made in the G.O. in the reference 6th cited and Government letter in the reference 9th cited.

Yours faithfully,

for Chief Planner, Layout. 15/11/24

15/11/24

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.14533/2024 dated 11.11.2024 @ SRO, Redhills.

Copy to: 1. Ms.J.Safreen Tasleem,
No.1A, Moorthy Nagar,
Kathirvedu,
Chennai – 600 066.

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

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

4. Stock file /Spare Copy.

Date: **24th Sep 2025**

To
The Chairperson / Secretary,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Egmore,
Chennai-600008.

Subject: Submission of Final Approval Order for Sub-Division of House Sites – Regarding Tnrera

Respected Sir/Madam,

I**, Ms. J. Safreen Tasleem**, hereby submit that the Commissioner, Puzhal Panchayat Union, vide proceedings D.Dis.No.**574/2025/A3** dated **29.04.2025,** has granted final approval for the Sub-Division of house sites in **S.No.136/1D**, Vilangadupakkam Village, under Section **159, 160 & 161** of the **Tamil Nadu Panchayat Act,** 1994 and **the Tamil Nadu Panchayat Building Rules**, 1997.

The said Commissioner's order, along with approved plan copies, constitutes the final approval for sub-division of the aforesaid land.

Enclosed herewith are copies of the Commissioner's final approval order and approved plans for your kind reference and record.

Kindly take this submission on file and acknowledge the same.

Thanking you,

Yours faithfully,

Ms. J. Safreen Tasleem
No.1A, Moorthy Nagar,
Kathirvedu, Chennai – 66.
Mobile#9840951696

Encl.:

1. Copy of Commissioner, Puzhal Panchayat Union Proceedings D.Dis.No.574/2025/A3 dated 29.04.2025

2. Approved Sub-Division Plan CopiesDate: [Insert Date]

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.