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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE COMMISSIONER, PANCHAYAT UNION PUZHAL
PRESENT: Thiru.A.Manisekar

D.Dis.No.094/2024/A3 **Date: 24.01.2024**

Sub : Planning Permission – Puzhal Panchayat Union – Athivakkam Village - Theerthakaraiyampattu Panchayat - S.No.16/3B, 6A2, 6B, 6C2, 75 & 76 – M/S.Jainam Foundation & Others, Door No.1, Plot No.1, Thirumalaiappan Street, Vepery, Chennai-84 lay out of house Sites – planning permission - orders issued

Ref : 1) M/S.Jainam Foundation & Others, Chennai-84, Application dated. 10.01.2024.
2) The Member Secretary, CMDA, Chennai Letter. No. Layout-1/0189/2023 As Date.08.01.2024, PPD/LO.No.03/2024, Date.08.01.2021, Planning Permit No.15725
3).GO 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.18336/2023, Date.19.12.2023

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ORDER:

M/S.Jainam Foundation & Others, application has requested Planning Permission for Layout of house Sites in the land comprised S.No.16/3B, 6A2, 6B, 6C2, 75 & 76 of Athivakkam Village - Theerthakaraiyampattu 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 M/S.Jainam Foundation & Others for the construction layout of house Sites in S.No.16/3B, 6A2, 6B, 6C2, 75 & 76, Athivakkam Village - Theerthakaraiyampattu 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-1/0189/2023 As Date.08.01.2024, PPD/LO.No.03/2024 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 15725, Dated.08.01.2024.
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

24/01/2024

COMMISSIONER,
PUZHAL PANCHAYAT UNION

24/1/24

To,

M/S.Jainam Foundation & Others
, Door No.1, Plot No.1,
Thirumalaiappan Street,
Vepery, Chennai-84

Copy to:

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

தீர்த்தகிரியம்பட்டு ஊராட்சி மன்ற தலைவர் அவர்களின் செயல்முறைகள்

முன்னிலை. திருமதி. கவிதாடேவிட்சன்

ஊ.க.எண்: 7/2024 **நாள்:** 11/7/2024

பொருள் : மனைப்பிரிவு ஒப்புதல் - அத்திவாக்கம் கிரமம் சர்வே எண்.**16/6A2,6B,6C2,75,76,3B.**

பார்வை : 1. உறுப்பினர் செயலர்,சென்னை பெருநகர் வளர்ச்சி குழுமம் கடிதம் எண்: **Layout - 1/0189/2023** நாள் :**07.08.2023**

2. சென்னை பெருநகர் வளர்ச்சி குழுமம் **Planning Permit No.15725** மற்றும் **P.P.D/L.O No.03/2024** நாள்:**08.01.2024**

3. ஆணையாளர், புழல் ஊராட்சி ஒன்றியம் அவர்களின் செயல்முறைகள் எண்:**094/2024/A3** நாள்:**24.01.2024**

உத்தரவு :

பார்வை **1** மற்றும் 2-ல் கண்டுள்ளப்படி சென்னை பெருநகர் வளர்ச்சி குழுமம் ஒப்புதல் பார்வை 3-ல் கண்டுள்ள ஆணையாளர் ,புழல் ஊராட்சி ஒன்றியம் அவர்களுடைய செயல்முறைகள் உத்தரவில் குறிப்பிட்டுள்ளப்படி மனைப்பிரிவு கட்டணங்கள் பெறப்பட்டுள்ளதாலும், மனைப்பிரிவு சென்னை பெருநகர் வளர்ச்சி குழுமம் உத்தரவில் குறிப்பிட்டுள்ளப்படியும், ஊராட்சியின் விதிமுறைகளின்படியும் அமைக்கப்பட்டுள்ளதாலும், மேற்கண்ட மனைபிரிவிற்கு ஊராட்சி மன்றத்தின் இறுதி ஒப்புதல் அளிக்கப்படுகின்றது.

D.கவிதா டேவிட்சன்
தலைவர்
தீர்த்தக்கிரியம்பட்டு ஊராட்சி
புழல் ஊராட்சி ஒன்றியம்
திருவள்ளூர் மாவட்டம்.

பெறுநர் :

M/S.Jainam Foundation & Others
Door No.1, Thirumalaiappan
Street, Vepery, Chennai-84.

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

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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.