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DIGITALLY VERIFIED RECORD

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

D.Dis.No.1188/2025/A3 Date:07 .08.2025

Sub : Planning Permission – **Puzhal** Panchayat Union – **Palavoyal Village – Theerthakirayampattu Panchayat-** S.No.38/2, 39/1B, 39/2B, 42/2, 43/2B, & 45/1A1pt – **Thiru. S. Jaffer Hussain for himself and power agent on behalf of Tvl P.T. Ashok kumar & others** for Layout of house Sites Applied For Planning permission – Demand notice sent regarding.

Ref : 1) Thiru. S. Jaffer Hussain for himself and power agent on behalf of Tvl P.T. Ashok kumar & others , Chennai – 66, Application dated. 17-12-2021.
2) The Member Secretary, CMDA, Chennai Letter. No. Layout-1/0248/2021 As Date.27.11.2023, PPD/LO.No.0278/2023, Date. 27.11.2023, Planning Permit No.15597.
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.16531/2023, Date.04.11.2023.
6) G.O.(Ms)No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 05.12.2024
7) Commissioner of DR&PR Lr.No.4870/2024/PRI.MIS-1 Dated: 15.01.2025, 16.05.2025 and 17.06.2025.
8) Affidavit received from the Applicant dated 23.06.2025.

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ORDER:

Thiru. S. Jaffer Hussain for himself and power agent on behalf of Tvl P.T. Ashok kumar & others, application has requested Planning Permission for Layout of house Sites in the land comprised S.No.38/2, 39/1B, 39/2B, 42/2, 43/2B, & 45/1A1pt of Palavoyal Village & Theerthakirayampattu 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 Thiru. S. Jaffer Hussain for himself and power agent on behalf of Tvl P.T. Ashok kumar & others for the construction layout of house Sites in S.No.38/2, 39/1B, 39/2B, 42/2, 43/2B, & 45/1A1pt, Theerthakirayampattu 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-1/0248/2021 As Date.21.11.2023, PPD/LO.No.278/2023 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 15597, Dated.21.11.2023.

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. In accordance to Ref. 7 cited, street light and road facility are available, and fee towards pipeline has been collected. With regards to storm water drain, taking into consideration the affidavit submitted by the individual, the total fee of Rs. 33,67,000/- should be remitted in 3 installments as detailed below:
   - 1st installment of Rs. 11,22,300/- after sale of 20 plots in the layout.
   - 2nd installment of Rs. 11,22,300/- after sale of 40 plots in the layout.
   - 3rd installment of Rs. 11,22,400/- after sale of 50 plots in the layout.

   Any failure in this above condition, the layout approval is deemed to be cancelled.

6. 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

18.8.25

To,

Thiru. S. Jaffer Hussain for
himself and power agent on
behalf of Tvl P.T. Ashok kumar & others

Copy to:

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

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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