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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE COMMISSIONER, PANCHAYAT UNION PUZHAL
PRESENT: Tmt.J.Chitra Fernando

D.Dis.No.1977/2024/A3 **Date: .09.2024**

Sub : Planning Permission – Puzhal Panchayat Union – Vilangadupakkam Village - S.No.224/2, 3, 225/2 & 227/3 – Thiru.R.Suresh, GPA on behalf of Thiru.P.vellaichamy & 2 Others, No.213, Alliance Orchid Springs, Pine Block, Water Canal Road, Korattur North, Chennai-52 lay out of house Sites – planning permission - orders issued

Ref : 1) Thiru.R.Suresh, GPA on behalf of Thiru.P.vellaichamy & 2 Others, Chennai-52, Application dated. 29.08.2024.
2) The Member Secretary, CMDA, Chennai Letter. No. Layout-1/0186/2023 As Date.21.06.2024, PPD/LO.No.130/2024, Date. 21.06.2024, Planning Permit No.15847
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.5359/2024, Date.04.05.2024

****

ORDER:

Thiru.R.Suresh, GPA on behalf of Thiru.P.vellaichamy & 2 Others, application has requested Planning Permission for Layout of house Sites in the land comprised S.No.224/2, 3, 225/2 & 227/3 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 Thiru.R.Suresh, GPA on behalf of Thiru.P.vellaichamy & 2 Others for the construction layout of house Sites in S.No.224/2, 3, 225/2 & 227/3, 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) . 1/0186/2023 As Date.21.06.2024, PPD/LO.No.130/2024 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 15847, Dated.21.06.2024
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

09/10/24

COMMISSIONER,
PUZHAL PANCHAYAT UNION

To,

Thiru.R.Suresh, GPA on behalf of
Thiru.P.vellaichamy & 2 Others,
Chennai-52

9.10.24

Copy to:

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

FILE NO: LAYOUT-1 / 0186 / 2023

உள்ளாட்சி மன்றப் படி

கட்டட அனுமதி எண்.15847 நாள்28.10.2024
காலவரை...31.06.2024 வரை முடிய
செயல்முறைகளின் நிபந்தனைகளின்படி ஒப்புதல் அளிக்கப்பட்டது.
உள்ளாட்சி மன்றத் தலைவர்
விளாங்காடுபாக்கம்

SUB DIVISION

CMDA
Planning Permit No. 15847
Subject to the Conditions in this Office
R.C. No. 1977/2024/L2
Dt. 21.6.24

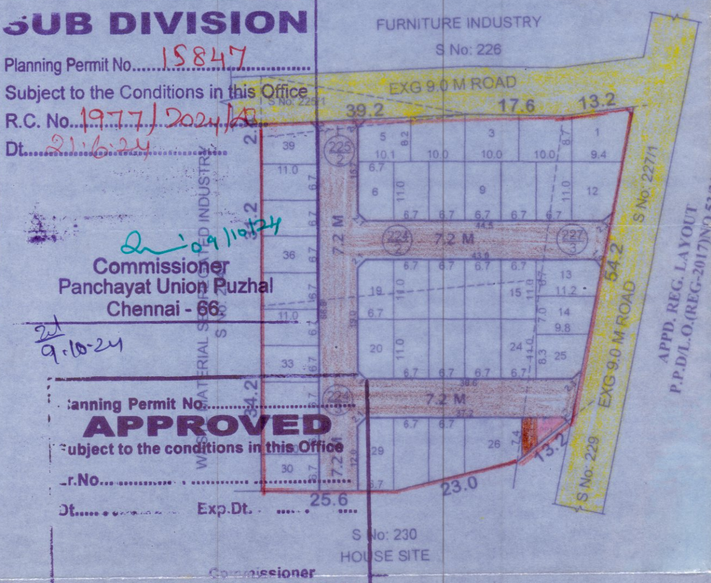
Commissioner
Panchayat Union Puzhal
Chennai - 66.

9.10.24

Planning Permit No.
APPROVED
Subject to the conditions in this Office
R.C.No.
Dt. Exp.Dt.

Commissioner
Panchayat Union Puzhal
Chennai - 66.

THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA CHENNAI-600 008.



SITE EXTENT (AS PER DOCUMENT)	=	4290 SQ.M
ROAD AREA	=	1136 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2)	=	35 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 16.0SQ.M)		
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 19.0 SQ.M)		
NO. OF PLOTS	=	39 NOS.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 5359 / 2024, DATED: 04.05.2024 @ SRO, REDHILLS

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019, RULE NO: 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

⊙ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY (FOR TANGEDCO)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

OWNER'S SIGNATURE

L. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037. Mobile : 7299989915

LICENSED SURVEYOR

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15847 Dated: 21/6/24
P.P.D / L.O No: 130/2024
APPROVED
VIDE LETTER No.: Layout-1/0186/2023
DATED :

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

PUZHAL PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 224 / 2, 3, 225 / 2 & 227 / 3 OF VILANGADUPAKKAM VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

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.