



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with **100% transparency.**

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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

D.Dis.No.68/2024/A3

Date: .01.2025

Sub : Planning Permission – Puzhal Panchayat Union – Sirugavur-Vilangadupakkam Village - S.No.50/1 & 71/3A – Thiru.P.T. Ashok Kumar GPA Of Tvl. Prabhakaran and Priyadharshini No.46, Gandhi Main Road,Puzhal Chennai-66 lay out of house Sites – planning permission - orders issued

Ref : 1) Thiru.P.T. Ashok Kumar GPA Of Tvl. Prabhakaran and Priyadharshini, Chennai-66, Application dated:
2) The Member Secretary, CMDA, Chennai Letter. No. Layout-1/0317/2024 As Date.31.12.2024, PPD/LO.No.308/2024, Date. 31.12.2024, Planning Permit No.16126
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.16765/2024, Date. 26.12.2024

ORDER:

Thiru.P.T. Ashok Kumar GPA Of Tvl. Prabhakaran and Priyadharshini, application has requested Planning Permission for Layout of house Sites in the land comprised S.No.50/1 & 71/3A 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.P.T. Ashok Kumar GPA Of Tvl. Prabhakaran and Priyadharshini for the construction layout of house Sites in S.No.50/1 & 71/3A, 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) . 1/317/2024 As Date.31.12.2024, PPD/LO.No.308/2024 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 16126, Dated.31.12.2024
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,
PUZHAI PANCHAYAT UNION

To,

Thiru.P.T. Ashok Kumar GPA Of
Tvl. Prabhakaran and Priyadarshini,
46, Gandhi Main Road, Puzhal,
Chennai-66


30.1.25

Copy to:

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

அனுபுநர்:

திரு.P.T.அசோக்குமார் த/பெ திரு.தணிகாசலம்,
எண்.49, காந்தி மெயின் ரோடு,
புழல் சென்னை - 600 066.

பெறுநர்:

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
எண்.1-A, முதல் தளம்,
காந்தி ஈர்வின் பிரிட்ஜ் ரோடு,
எழும்பூர், சென்னை- 600 008.

ஐயா/அம்மையீர்,

நான் மேற்கண்ட விலாசத்தில் வசித்து வருகிறேன். திருவள்ளூர் மாவட்டம், பொன்னேரி வட்டம், சிறுங்காவூர் கிரமத்தில் அடங்கிய சர்வே எண்.50/1 மற்றும் 71/3-ல் அடங்கிய ஏக்.1.01 செண்ட நிலத்தினை நான் கிரையம் மற்றும் பொது அதிகாரம் பெற்றுள்ளேன். மேற்படி நிலத்தினை மனைகளாக பிரித்து CMDA-வில் அங்கீகாரம் பெற்றுள்ளேன். மேற்படி நிலத்திற்கு TAMILNADU REAL ESTATE REGULATORY AUTHORITY அங்கீகாரம் பெறுவதற்கு பஞ்சாயத்து தலைவர் ஒப்புதல் பெறுவதற்கு கேட்டதன் பெயரில் மேற்படி பஞ்சாயத்து தலைவர் பதவி காலம் நிறைவடைந்ததால் அவர்களின் முழு அதிகாரமும் தி கமிஷனர் புழல் பஞ்சாயத்து யூனியன் அவர்களை சாரும்.

இப்படிக்கு





our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate