Layout Application - Final Approval Letter

Roc No: 06/2026-27 **Date:** 4/18/26 6:10 PM

From:

No 1 Duraished Colony Near Anganvadi School Vilangadupakkam

To :

Thiru.S. Jaffer Hussain (CMDA/PP/LAYOUT-1/0009/2026)
No.1A, Moorthy Nagar,
Kadhirvedu, Puzhal, Chennai - 600066.

Online Application Number: CMDA/PP/LAYOUT-1/0009/2026

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No.69/3A, 69/3B, 70/3B of Sirugavur Village, Puzhal Panchayat Union, Ponneri Taluk, Tiruvallur District – Approved – Reg.

Ref :

1. Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. File No - CMDA/PP/LAYOUT-1/0009/2026.
2. CMDA Approval No - OL-PPD/LO/0073/2026.
3. CMDA Permit No - OL-02920, Dated : 01/04/2026.
4. Roc No : 06/2026-27, Dated : 18.04.2026.
5. Gift Deed No : 3922/2026, Dated : 18.03.2026 @ S.R.O Redhills.
6. Demand Payment Request Letter date - 16/04/2026.
7. Payment Confirmation by Applicant : Thiru.S. Jaffer Hussain, Date: 18/04/2026.
8. G.O.(Ms)No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 05.12.2024.
9. Commissioner of DR & PR Lr.No.4870/2024/PRI.MIS-1 Dated: 10.01.2025, 16.05.2025 and 17.06.2025.
10. Affidavit Received from the Applicant Dated : 10/04/2026.

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application, This is to inform you that the Residential Layout Situated in Survey No. 69/3A, 69/3B, 70/3B of Sirugavur Village, Puzhal Panchayat Union, Ponneri Taluk, Tiruvallur District, Covering a total extent of 4050.00 Sq.m (1.00 acres), Comprising of 30 plots and 2 Public Purpose Areas.

The applicant has developed the layout infrastructure – including Roads and Public Purpose Sites in accordance with the Specification prescribed by the Vilangadupakkam Panchayat. The road Pattern was approved by the CMDA and the required public space has been transferred to The Commissioner Puzhal Panchayat Union as per Gift Deed No. 3922/2026, Dated : 18.03.2026 @ S.R.O Redhills.

Accordingly the Vilangadupakkam Panchayat grants Final Approval for this Layout.

CONDITIONS

1. The condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Layout of House Sites in the Chennai Metropolitan Area). CMDA/PP/LAYOUT-1/0009/2026 dated 01/04/2026, OL-PPD/LO/0073/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. OL-02920, Dated : 01/04/2026.
2. The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 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. If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found, or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.
6. Based on the affidavit Submitted by the applicant, it is here by Stated that if Drainage Facilities are not constructed in Future, the approval will be cancelled by Competent Authority.
7. If the central and state audit finds any default in the fees payable for the issuance of Layout permission, the applicant have to pay it immediately.
8. The Special Officer / Block Development Officer (Vilangadupakkam Panchayat) reserves the full authority to cancel the permit at any time without prior notice.
9. The approved plans are enclosed.

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2026.04.18 18:10:39

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

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/LAYOUT-1/0009/2026**

Planning Permission No. : **OL-PPD/LO/0073/2026**

Permit No. : **OL-02920** **Date of permit** : 01-04-2026

Name of Applicant with Address :	S JAFFAR HUSSAIN 1A, NIL, MOORTHY NAGAR, KADHIRVEDU, PUZHAL, , -, Mobile No. :9566167016 Email ID : Newsatrcity2012@gmail.com
Date of Application :	12/01/2026
Nature of Development : Planning Permission for laying out of house sites	
Site Address :	S.Nos.69/3A, 69/3B, 70/3B of Sirugavur Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union Limit

Development Charge Paid in Rs : Rs.20,000.00/- (Rs. Twenty Thousand Only)

Receipt No. : CMDA/PP/Ch/22324/2026 Date : 12 March, 2026

Permission is granted to Nature of Development : Layout according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

Yours faithfully,

Signature valid
Name :V Krishna
Designation :Assistant Planner
Date :04/01/2026 12:33:31 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.