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.