PP APPROVAL RECORD

Planning Permission

Ponneri

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.34, Tamizh muthu nagar, Kondur, Cuddalore 607 006

ROC No. 8OVJ8NAA/2025/TCP Date : 21/03/2025

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.34, Tamizh muthu nagar, Kondur, Cuddalore 607 006

To :

The Block Development Officer (V.P),
Ko. Mavidandhal Panchayat,
Kammapuram Panchayat Union,
Virudhachalam Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Site Approval – District Town and Country Planning Office – Cuddalore District – Applicant sought the Approval for Residential Site - with an extent of site 284.00 Sq.m – in R.S No.94/44 – Ko.Ponneri Village – Ko.Mavidandhal Panchayat – Kammapuram Panchayat Union – Virudhachalam Taluk - Cuddalore District - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Applicants Thiru. Subramaniyan and Arasakumar, Online Application No: 8OVJ8NAA/2025/CUD, Dated.30.01.2025.

2. District Town and country Planning Office, Cuddalore District Letter No:8OVJ8NAA/2025/CUD, Dated.11.03.2025.(OSR Demand Raised)

3.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

4. G.O. Ms. No.79, Housing and Urban Development Department, Dated.04.05.2017.

5. G.O.Ms.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

6.G.O. Ms. No.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

7.G.O. Ms. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

8.G.O. Ms. No.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

9.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

12.OSR Charges Paid by Applicant on 17.03.2025.

13. Demand payment Request Letter, Dated: 19.03.2025 (requiring payment of Centage charges, Sub division Charges and Development Charges Fees).

14. Demand Received on 19.03.2025 (Payment of Centage Charges, Sub division Charges and Development Charges).

15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019,14.10.2019, 05.02.2020 and 14.08.2021.

With reference to the 1st Cited letter, applicant has requested for the approval of residential Site in Cuddalore District, Virudhachalam Taluk, Kammapuram Panchayat Union, Ko.Mavidandhal Panchayat, Ko.Ponneri Village, R.S.No.94/44 with an Extent of 0.07 Acres or 284.00 Sq.m forwarded to Cuddalore District Town and Country Planning for concurrence.

On receiving the payment of charges such as Centage charges, Sub division Charges and Development Charges, vide under reference 13th cited above, the Technical Approval is issued to the said Residential Site subject to the following conditions.

1. As per the condition, the Residential Site has been approved and the approval number assigned as SWP/LP/AD DTCP (CUDD) No : 26/2025 and enclosed with 5 set of original maps has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved Residential Plot map to the concerned Registration Department office and Land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

Special Conditions:
1. 1 As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots.
And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60
other Urban Development Schemes -800
other Receipts - AS
Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

2. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

3.As per TNCDBR-2019 the following fee and charges are collected as follows:

Assistant Director,

District Town and Country Planning Office,

Cuddalore District.

Copy To:

1. Thiru. R.Subramaniyan and
Thiru. Arasakumar,
No.85/152, Cuddalore Road,
Virudhachalam Town,
Cuddalore District.

2. Assistant Director,
Department of Land Survey and Records,
Cudddalore District.

3. The Thasildar,
Tamil Nilam,
Virudhachalam Taluk,
Cuddalore District.

4. The Sub-Registrar,
Kammapuram Sub-Registrar Office,
Virudhachalam Taluk, Cuddalore District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	426	30/01/2025
2	OSR Fee	33938	17/03/2025
3	Centage Charges	300.00	19/03/2025
4	Development Charges	426.00	19/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	400.00	19/03/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Cuddalore District.

Enclosure

1.Layout original map and Condition – 2 set

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.