

PP

APPROVAL RECORD

Planning Permission

Survey 39/2

Pudukadai

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. F7NDPA1Z/2765/TCP

/ 2022 / TCP

Date 21/09/2022

From

Joint Director / Deputy Director / Assistant Director

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

To :

S. Seenuvasan and R Ganesan, No 7, Lenin street, Ariyankuppam, Puducherry.

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, - Cuddalore
District/taluk, Cuddalore Panchayat Union, Pudukadai Village, S.F.No. 39/2C1A
- extent of 1.81 acre - Technical clearance issued - forwarded for further action - Reg.

Ref :

- 1.Applicants Mr.S Seenuvasan and R Ganesan and Mr.Letter, Dated: 26.07.2022
- 2.District Town and country planning Office, Cuddalore District Letter No. 2765/TCP/F7NDPA1Z .
(Road pattern issued on dated: 03.09.2022).
- 3.Joint Director Agriculture department, Letter No.E2/8608/2022 Dated: 09.06.2022.
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
- 5.Applicants Mr.S Seenuvasan and R Ganesan Letter, Dated: 07.09.2022 .(Gift deed document no , dated: 3642/2022, 3643/2022).
- 6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
- 7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16
Department
of Municipal Administration and Water Supply, dated: 31.01.2020.
- 9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
- 10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
- 11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department,
Dated:
30.08.2017.
- 12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:
08.09.2017.
- 13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,
Dated:07.01.2022
- 14.Demand payment Request Letter, Dated: 03.09.2022 &19.09.2022 (requiring payment of OSR
Guideline

Value Fee and Centage Fee).

15.Applicants Mr.S Seenuvasan and R Ganesan Dated: 08.09.2022 &19.09.2022 . (Payment of OSR Guideline Value Fee and Centage Fee).

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

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S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	10998	11/01/0029
2	OSR Fee	66811	08/09/2022
3	Centage Charges	7500.00	19/09/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1. Layout original map and Condition – 2

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

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

