PP APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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.

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Town and Country Planning Department(Planning Permission)

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

ROC No. J8DLHUKO/2024/TCP Date : 26/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Marungur Panchayat,
Panruti Panchayat Union,
Panruti Taluk
Cuddalore District.

Sir/ Madam,

Sub : Sub Division – District Town and Country Planning Office – Cuddalore District - Sub-division of Site - with an extent of site 2745 Sq.m – in R.S Nos.562/2A and 562/94 - Marungur Village and Panchayat – Panruti Panchayat Union – Panruti Taluk - Cuddalore District – Requesting Sub-Division of Plots – Change of Community Hall site into Residential Plots in DTCP approved Layout LP/DTCP No.26/2019 - Technical clearance order issued - Forwarded for further action - Reg.

Ref : 1. Applicants M/s. Uma and 6 Others, Application Ref No: J8DLHUKO/2024/CUD, Dated.12.11.2024

2. District Town and country Planning Office, Cuddalore District Letter No:J8DLHUKO/2024/CUD, Dated.25.11.2024.(Road Pattern Issued)

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.Demand payment Request Letter, Dated: 26.11.2024 (requiring payment of Centage charges, Sub division Charges and Development Charges
Fees).

13. Demand Received on 26.11.2024 (Payment of Centage Charges, Sub division Charges and Development Charges).

14.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.

The proposal received in the read 1st cited for the proposed approval for Sub-Division to Change the Community Hall site into Residential Plots in
DTCP approved Layout LP/DTCP No.26/2019 with an extent of site 2475.00 Sq.m as detailed below:

Sub-division of Site with an extent of site 2475.00 Sq.m in R.S.Nos.562/5A4 and 562/94 of Marungur Village and Panchayat, Panruti Panchayat Union,
Panruti Taluk, Cuddalore District is sub divided in to Eight Residential plots.

The application was processed as per the rules prevailing and after perusing the records and after conducting inspection.
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 Sub-Division subject to the following conditions.

1. As per the condition, the Sub Division has been approved and the approval number assigned as SWP/LP/AD DTCP (CUDD) No : 162/2024
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 Plotmap 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

Special Conditions:

1. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real
Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with
the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

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. M/s. S.Uma and 6 others,
No.12, South Street,
Parvathipuram,
Vadalur Town,
Kurinjipadi Taluk,
Cuddalore District.

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

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

4. The Sub-Registrar,
Kadampuliyur Sub-Registrar Office,
Panruti Taluk, Cuddalore District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4118	12/11/2024
2	OSR Fee		
3	Centage Charges	2400.00	26/11/2024
4	Development Charges	4117.50	26/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3200.00	26/11/2024

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

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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.