

PP

APPROVAL RECORD

Planning Permission

Cuddalore

Cuddalore district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

27194.88Sq.m

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)

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

ROC No. EX13174/2023/TCP

Date : 20/10/2023

From:

Joint Director / Deputy Director / Assistant Director

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President,
Kolathur Panchayat,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning office Chengalpattu District - Formation to an extent of 27194.88Sq.m. (6.72 Acre) in the Land Bearing S.Nos.19/1A, 1B, 2A1, 2A2, 2B1, 2B2; 23/1B2A, 1B1B, 1B2B, 312B1; 33/3A1 & 33/3A2 - Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Kolathur Panchayat and Village –Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.EX13174D) received through Single Window Portal from M/s. Stepstone Promoters Private Limited & M/s.Ramani Infrastructures Dated:07.09.2023.

2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated: 06.10.2023

3. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/1881/2022Dt: 31.03.2022

4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

5. Gift deed document No.15302/2023 dated: 11.10.2023 Uploaded by the Applicant Dt: 16.10.2023

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

7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022

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

11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

13. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

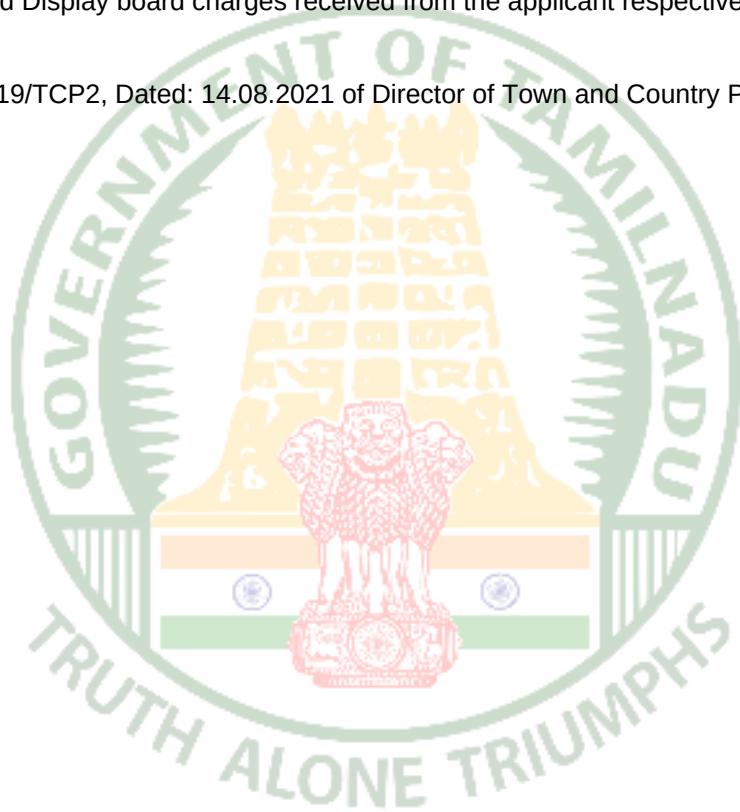
14. Demand raised for payment of Centage and display board charges respectively dated on 20.10.2023

15. Payment of Centage and Display board charges received from the applicant respectively on Dt : 20.10.2023

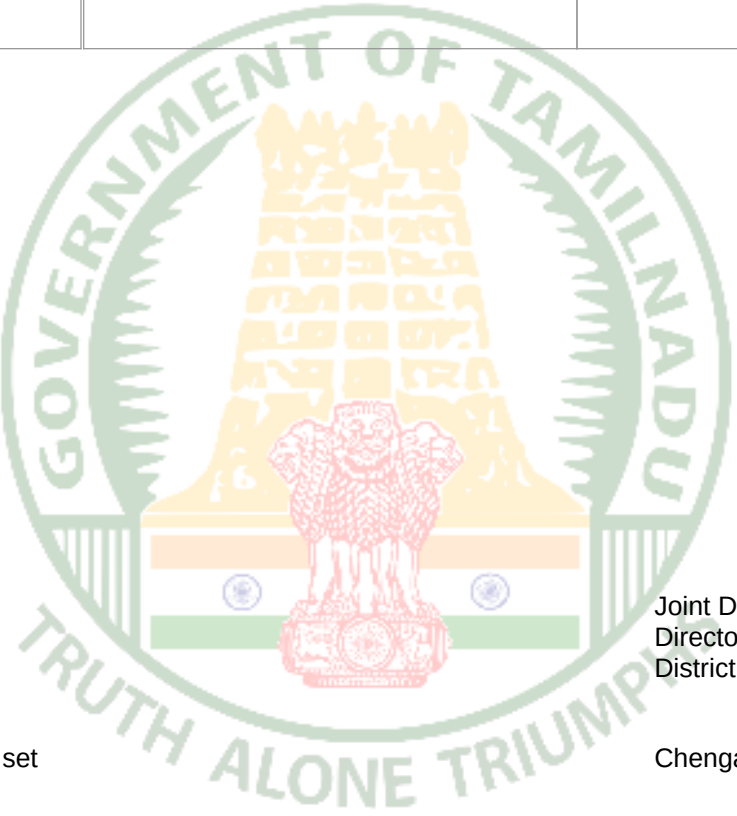
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	40797	07/09/2023
2	OSR Fee		
3	Centage Charges	51000.00	20/10/2023
4	Development Charges		
5	Display Board Charges	10000.00	20/10/2023
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

Chengalpattu 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

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

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

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.

