PP APPROVAL RECORD

Planning Permission

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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. ROC No. THMKW9K4/202TCP/2025/TCP Date : 31/05/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Cuddalore Corporation,
Cuddalore Taluk,
Cuddalore District.
thmkw9k4

Sir/ Madam,

Sub : Conversion of use– Cuddalore District Town and Country Planning Office –Sub-division of Site- with an extent of site 181.00 Sq.m- in T.S No. 2249-Block No.32-Ward No 6 - Vanniyarpalayam Village – Cuddalore Corporation – Cuddalore Taluk and District –Requesting to Change of Shop Site into Residential Plot in DTCP approved Layout No.L.P/R(SC) No.76/79 - –Technical Approval order issued - Forwarded for further action - Reg

Ref : 1. Applicant Mr.Sugumar, Cuddalore Application Ref No: THMKW9K4/2025 CUD Dated 26.04.2025
2. District Town and country planning Office, Cuddalore District Letter No THMKW9K4/2025 CUD /Dated 28.05.2025 (Road Pattern Issued)
3. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. 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.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
7 .G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and16.07.2022.
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. Demand payment Request Letter, Dated: 30.05.2025 (requiring payment of Centage Fee).
12 Applicant's Application Ref No: THMKW9K4/2025 CUD Dated 30.05.2025 (Payment of Centage Fee).
13. 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 Conversion of use of the plot from Shop Plot into Residential Plot in
DTCP approved Layout No.L.P/R(SC) No.76/79 with an site extent of 181.00 Sq.m as detailed below :-

Change of Plot use Site with an extent of site 181.00 Sq.m in T.S No.2249,Block No.32,Ward No 6 , Vanniyarpalayam Village, Cuddalore
Corporation, Cuddalore District.

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 , vide under reference 12h cited above, the Technical Approval is issued to the
said change of Plot use subject to the following conditions.

1. As per the condition, the change of Plot use has been approved and the approval number assigned as LP/

DTCP (CUD) No : 78 /2025
and Planning Permission No. 12/2025/CLPA.

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 10th, 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. Theapplicant 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 thetitle to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified in the documents submittedwith the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing
to purchase the property must individually assert ownership of the propertyto 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 andCountry Planning Department is not the
right organization to decide this.
3. As per TNCDBR-2019 the fee and charges are collected

Layout Conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout
Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.

2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the
above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for
public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential
use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or
as shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession
of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should
be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the change of use of Plot plan from the District Town and Country Planning Office, the
approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x
4' permanent Display board along with the details of resolution
number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that
no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there
is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence
approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily
provided to the purchasers while selling plots for sale.

Copy To:

1. Mr.D.Sugumar,
No LIG 110, Anna Nagar,
Anaikuppam,
Cuddalore-607 001

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

3. The Thasildar,
Cuddalore Taluk,
Cuddalore District.

4. The Sub-Registrar Joint 1,
Cuddalore Sub-Registrar Office,
Cuddalore District.

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

Egmore

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	327	26/04/2025
2	OSR Fee		
3	Centage Charges	300.00	30/05/2025
4	Development Charges	327.00	30/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	600.00	30/05/2025

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

Verified RealEstate
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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.