PP APPROVAL RECORD

Planning Permission

Survey 140/1A and 9 more

Kattumayilur and Sirunesalur, Veppur taluk

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. VHEI1GRR/2026/TCP Date : 12/11/2026

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,
Kattumayilur and Sirunesalur Village Panchayat,
Nallur Panchayat union,
Veppur Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Cuddalore District, Veppur Taluk – Nallur Panchayat Union - Kattumayilur Panchayat/Village - S.Nos. 140/1A, 140/1B, 140/2A, 140/2B, 140/3A, 140/3B, 140/5A, 140/6B1; 141/1A1,141/1B; 143/1A, 143/1B, 143/1C; 144/1A, 144/1B, 144/1C, 144/1D, 144/2, 144/3, 144/4, 144/5, 144/6A, 144/7A1, 144/7A2, 144/7A3, 144/7A4, 144/7B1, 144/7B2, 144/7B3, 144/7B4, 144/7B5, 144/8; 145/1A, 145/1B, 145/1C, 145/2 , 145/3; 215/1A1, 215/1A2, 215/1A3, 215/1A4, 215/1A5, 215/1A6, 215/1B1, 215/1B2, 215/1B3, 215/1B4 and 215/ 2; Sirunesalur Panchayat/Village – S.Nos.2/1 & 3/2 - Site Extent. 136753.58 Sq.m(33.79 Acres)– Technical Concurrence received from Directorate - forwarded for further action – Reg

Ref :

1. Applicant Mr. R.Ganesan and Mr. M.Palanivel ,Layout application received through online vide reference VHEI1GRR/2026/TCP-9, Dated:30.03.2026

2. The Assistant Director, Cuddalore District Town and Country Planning office Inspection Report of Online Application No. VHEI1GRR /2026, Dated:02.04.2026.

3. Online Application No VHEI1GRR /2026/TCP-9, dated:10.09.2026. (Road pattern issued by The Commissioner, DTCP)

4. Applicants Mr. R.Ganesan and Mr. M.Palanivel, Gift Deed Doc No. 2810/2026, Dated: 01.10.2026.

5. G.O.(Ms.) No.79, Housing and Urban Development department dated: 04-05-2017.

6. The Joint Director, Agriculture Department, Cuddalore District, Deemed NOC Letter No.VHEI1GRR, Dated: 21.04.2026

7. The District Forest Officer, Cuddalore Division, Cuddalore, Letter No.Va/2440/2026, dated.01.07.2026..

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

9. G.O. Ms.) 138, Housing and Urban Development Department, Dated: 04.06.2004.

10. G.O. (Ms.) 18, Department of Municipal Administration and Water Supply, dated:04.02.2019

11. G.O. (Ms.) 16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

12. G.O. (Ms.) 141, Housing and Urban Development Department, Dated: 23.09.2020

13. G.O. (Ms.) 181, Housing and Urban Development Department, Dated: 09.12.2020 and G.O. (Ms.) 141,) Housing and Urban Development Department, Dated: 16.07.2022.

14. Government Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development Department dated: 30.08.2017

15. Circular from the Commissioner of Town and Country Planning, ROC No: 13686/2017/LA-1, dated 08.09.2017.

16. Circular from the Commissioner of Town and Country Planning, ROC No: 320/2022/TCP-3, dated 07.01.2022

17. Circular from the Director of Town and Country Planning, Roc No.4367/2019/BA2, Dated: 13.03.2019

18. Online Application No VHEI1GRR /2026/TCP-9, dated:04.11.2026. (Road pattern issued by The Commissioner, DTCP)

19. Demand payment Request Letter, Dated: 05.11.2026(Requiring payment of Centage Fee and Development charges)

20. Applicant Mr. R.Ganesan and Mr. M.Palanivel , Demand Payment of Centage Fee and Development charges Dated.05.11.2026)

The Online application received for the issuance of concurrence for the Residential Layout vide under reference 1st cited above. The Assistant Director of Cuddalore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Town and country Planning Office remarks, the application was processed and letter issued directing the applicant to handover the land earmarked for Road, Park , Local body and TANGEDCO to the appropriate authority vide reference 3rd cited above.

On receiving the Gift deed soft copy from the applicant through online 4th cited above , in the reference 18th cited, Technical Concurrence has issued by the Directorate as per the Layout conditions mentioned below. The Concurrence number assigned to the Layout is LP/ DTCP No:157/2026.

On receiving the payment of charges such as Centage charges and Development Charges, vide under reference 20th cited above,
the Technical Concurrence issued Layout enclosed with 2 set of original Maps has been forwarded with it for further action. Hence, approval is hereby accorded for the proposed residential layout, subject to the following general and special conditions

1. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 4th cited above to the concerned Local body and it 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 layout map to the concerned Registration Department office and land survey department for information and appropriate action.

4. As per circular cited in 16th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
5. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

1. a) With reference to the 12th cited and 13th cited Government orders, if the located site lies in the Municipal/ Corporation areas: The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2. With reference to the 14th cited and 15th cited letter, the concern local body must issue the final approval After transfer of earmarked road, public areas S.No sub-division in favor concern local body.

3. 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.

4. 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.

5. With reference to the 5th Government Order, in case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee as per rule 3, and under rule 9 concerned local body should collect the 3% Guideline Value as Land conversion 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)

6. Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

7. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

Additional Information
Total Extent of the Proposed Layout - 136753.58.00 Sq.m (or) 33.79Acres
No of Plots (Including E.|W.S Plots) 728 Nos
E.W.S Plots Area 10524.44 Sq.m (11.03%)
Layout Road Area Handed over to Local body - 41399.03 Sq.m
Local Body (A) 499.43 Sq.m (0.52%)
TANGEDCO (B) 496.89 Sq.m (0.52%)
OSR Park 1 = 4451.49 Sq.m
Park 2= 5174.51 Sq.m
Total = 9626.00 Sq.m (10.10%)

8. 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. 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.
10. Once the applicant receives the approval of the layout 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 Commissioner of Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
14. As per the Government Order cited in the 18th reference, empty pipes (large-size Hume pipes/HDPE pipes) of a minimum diameter of 0.15 m shall be laid along the outer edges of the layout roads to accommodate telecommunication cables.
15. The concerned Local Body shall ensure that no obstruction wall or any other barrier has been provided at the ends of the layout roads gifted and handed over to the Local Body.
9. 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. Mr.R.Ganesan, and Mr. M.Palanivel ,
No: 4/238 Salem To Cuddalore Main Road,
Maniviludhan Village South Post,
Thalaivasal Taluk ,
Salem District - 636121

2. The Thasildar,
Tamil Nilam,
Veppur Taluk,
Cuddalore District.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai – 600102.

4. The Sub Registrar,
Veppur Sub Registrar Office,
Veppur Taluk,
Cuddalore District.

5. The Assistant Director,
Survey and Land Records,
Cuddalore District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	205328	30/03/2026
2	OSR Fee		
3	Centage Charges	225000.00	05/11/2026
4	Development Charges	205140.00	05/11/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	300000.00	05/11/2026

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
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+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.