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REFERENCE
X431DZQ8

ISSUED
16 September 2024

PP APPROVAL RECORD

Planning Permission

Survey 642/3

Kadampuliyur, Panruti 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.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. X431DZQ8/2024/TCP Date : 16/09/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Kadampuliyur Village
Panruti Panchayat Union
Panruti Taluk
Cuddalore District.

Sir/ Madam,

Sub : Industrial Layout – Cuddalore District – Panruti Taluk – Panruti Panchayat Union – Kadampuliyur Village S.No. R.S.No 642/3 – of extent 28.114 Acres or 113772.36 sqm - Technical clearance issued – forwarded for further action - Reg.

Ref : 1. Applicant Mrs.A.Muhamada Begum, Branch Manager, TANSIDCO, Kadampuliyur Online Application Reference No. X431DZQ8, Dated:
03.05.2024.

2. District Town and country planning Office, Cuddalore District Letter No. X431DZQ8/2024/TCP (Road pattern issued on
dated: 09.09.2024).

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. (Ms). No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O. Ms. No.16, Department of
Municipal Administration and Water Supply, dated:31.01.2020.

6. GO (MS) No 157 dated 28.08.2017 (Road and OSR to be retained and maintained by SIDCO / SIPCOT Layout).

7. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

8. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

9. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.

10. Demand payment Request Letter, Dated. 13.09.2024 (Requiring Centage and Development Charges Fee).

11. Applicant's Demand payment Submitted Letter, Dated: 16.09.2024 (Centage and Fee).

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

13. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial layout in Cuddalore District – Panruti Taluk –

Panruti Panchayat Union – Kadampuliyur Village R.S.No 642/3 – of extent 28.114 Acres or 113772.36 sqm forwarded to Cuddalore District
Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for Industrial layout has been issued by this office on 09.09.2024.
According to GO (MS) No 157 dated 28.08.2017 roads and parks to be retained and maintained by SIPCOT / SIDCO. Hence, this industrial
layout has been approved with below conditions.
1. As per the condition, the industrial layout has been approved and approved number issued as LP/ DTCP (CUDD) No. 127/2024, and has
been forwarded to Local body 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 industrial layout map to the concerned registration department
office and land survey department for information and appropriate action
4. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
website Special Conditions.
Special Conditions
1. According to GO (MS) No 157 dated 28.08.2017 roads and parks to be retained and maintained by SIPCOT / SIDCO.

2. With reference to the 8th cited and 9th cited letter, the concern local body must issue the final approval.

3. 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.

Additional Information

Total Extent of the Proposed Layout	- 28.114 Acres or 113772.36 sqm
No of Plots	- 87 Nos
OSR 1	- 2399.77 Sqm
OSR II	- 9680.00 Sqm
Total OSR Area	- 12079.11 Sqm (13.44%)

Copy To:
1. Mrs.A.Muhamada Begum,
The Branch Manager,
TANSIDCO
Branch Office
Cuddalore -607005

2. Thasildar,
Panruti Taluk,
Cuddalore District.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore Chennai – 600008.

4. Assistant Director,
Survey and Land Records,

Cuddalore District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	170657	03/05/2024
2	OSR Fee		
3	Centage Charges	26100.00	16/09/2024
4	Development Charges	170659.50	16/09/2024
5	Display Board Charges		
6	Satellite town charge		

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.