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. YTOR9UAP/2025/TCP Date : 28/03/2025

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 (V.P),
Sirupakkam Panchayat,
Mangalore Panchayat Union,
Veppur Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Cuddalore District – Veppur Taluk – Mangalore Panchayat Union - Sirupakkam Panchayat and Village - R.S.Nos.314/1A1A1A, 330/5A1A1, 5A2A1 - Extent of 2859.00 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru. Jayakumar, Thiru. Pichaipillai, Thiru. Jayakumar, Thiru.Ilayaraja, Online Reference No.YTOR9UAP/2025/TCP, Dated:22.01.2025.

2. District Town and country planning Office, Cuddalore District Letter No. YTOR9UAP/2025/TCP, Dated.06.03.2025 (Road pattern issued).

3. Joint Director, Agriculture Department, Cuddalore District's Dry Land NOC Letter Roc.No.C2/557/2025, Dated:20.01.2025.

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

5. Applicants Thiru. Jayakumar, Thiru. Pichaipillai, Thiru. Jayakumar, Thiru.Ilayaraja,, (Gift deed document No:479/2025, Dated.14.03.2025)

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

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

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

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

10. G.O. Ms. No.181, Housing and Urban Development Department, Dated:09.12.2020

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

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

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

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

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

16. Demand payment Request Letter, Dated.06.03.2025 and 20.03.2025 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).

17. Applicants Thiru. Jayakumar, Thiru. Pichaipillai, Thiru. Jayakumar, Thiru.Ilayaraja, Demand payment Submitted Letter, Dated:20.03.2025 and 25.03.2025 (OSR Charges, Centage Charges,
Subdivision Charges and Development Charges).

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District, Veppur Taluk, Mangalore Panchayat Union, Sirupakkam Panchayat and
Village, R.S.Nos.314/1A1A1A, 330/5A1A1, 5A2A1 with an Extent of 2859.00 Sq.m forwarded to Cuddalore District Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 06.03.2025. Further the applicant Thiru. Palanivel has gifted the
road, road splay and public areas have been handed over to the Sirupakkam Panchayat on 14.03.2025. Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued as SWP/ LP/ DTCP (CUDD) No.30/2025, and enclosed with 2 set of original maps and gift deeded
documents 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.
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. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
Special Conditions
1. a) With reference to the 9th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing
amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local
Body shall be issued to the applicant(s) directly.
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 11th cited and 12th 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots.
And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation 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)

5. 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Additional Information

Total Extent of the Proposed Layout - 2859.00 Sqm.
No of Plots - 17 Nos
Layout Road Area Handed over to Local body - 1022.18 Sq.m
Local Body (A) - 17.05 Sq.m (0.92%)
TANGEDCO (B) - 14.57 Sq.m (0.79%)
OSR - Equalent Guideline value Remitted by Applicant.

Copy To:

1. Thiru. M.Jayakumar,
Thiru. M.Pichaipillai,
Thiru. P.Jayakumar,
Thiru. D.Ilayaraja,
No.85, Middle Street,
Periyanesalur Village
Veppur Taluk,
Cuddalore District – 606 304.

2. Tasildar,
Tamil Nilam,
Veppur Taluk,
Cuddalore District.

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

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

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

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 4248 | 22/01/2025 |
| 2 | OSR Fee | 331193 | 20/03/2025 |
| 3 | Centage Charges | 6600.00 | 24/03/2025 |
| 4 | Development Charges | 4288.50 | 24/03/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 8800.00 | 24/03/2025 |

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

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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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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.