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APPROVAL RECORD

# Planning Permission

Valarpuram  
Dharmapuri district, Tamil Nadu

APPROVAL TYPE  
**Layout Approval**

ISSUING AUTHORITY  
**DTCP**

EXTENT APPROVED  
**2015.00 sq.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)

No.33/I 95, kotrampalayam Street,  
Old Employment Office



ROC No. M6ZUU4VA

/2024/TCP

Date : 19/06/2024

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,  
Old Employment Office

To :

The President,  
Valarpuram Village/Panchayat,  
Sriperumbudur Panchayat Union / Taluk,  
Kancheepuram District.

Sir/ Madam,

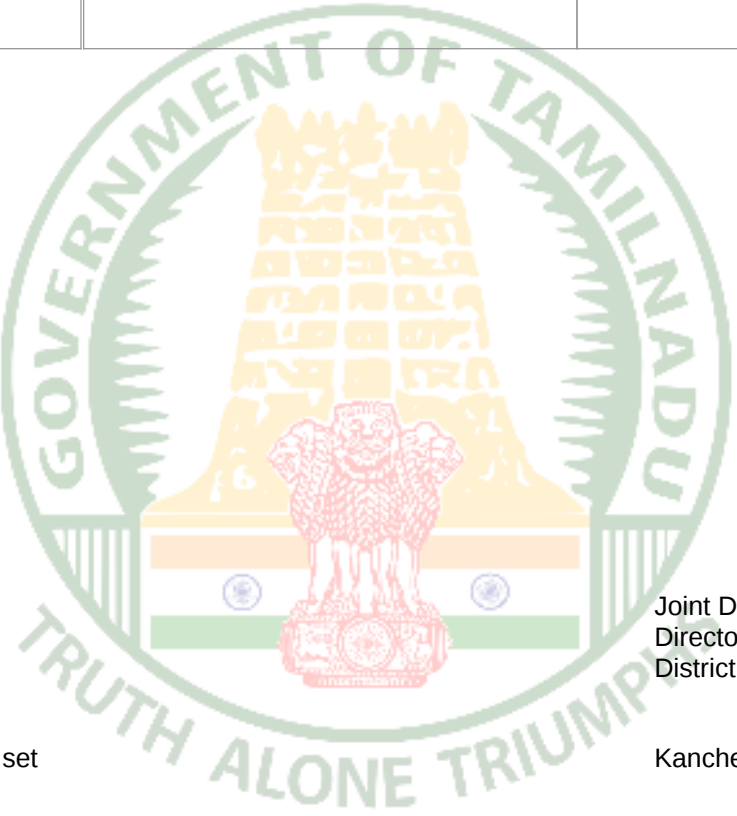
Sub : Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 2015.00 sq.m in the Land Bearing of S.Nos.479/8, 480/40 – Valarpuram Village Sriperumbudur Panchayat Union / Taluk, Kancheepuram District – Existing Approved DTCP Layout No.182/1990 – Conversion from children School Site into Residential Layout Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1 Online Application No.M6ZUU4VA, Thiru. Nagaraj and santhanakumar, through online Dated: 02.03.2024.  
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.14.05.2024.  
3 Directorate of Town and Country Planning, Chennai Proceedings Letter Roc.No.37793/89 LA, Dated: 19.03.1990.  
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.  
5 Thiru. Nagaraj and santhanakumar, document received through online Dated: 05.06.2024. (Gift deed document No.5674/2024, dt:27.05.2024).  
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, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.  
9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.  
10 G.O.(Ms)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 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.  
13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.  
14 Demand requested through online, Dated: 08.06.2024  
15 Payment received through online, Dated: 10.06.2024  
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

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| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 3023     | 02/03/2024          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 3000.00  | 10/06/2024          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  | 10000.00 | 10/06/2024          |
| 6    | Satellite town charge  |          |                     |



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

Enclosure

1.Layout original map and Condition – 2 set

Kancheepuram 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

