

PP

APPROVAL RECORD

Planning Permission

Kancheepuram 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.

Town and Country Planning Department(Planning Permission)

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



ROC No. 68RY4XLY/2025/TCP

Date : 26/09/2025

From:

Joint Director / Deputy Director / Assistant Director
No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

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

Sir/ Madam,

Sub : Sub-Division - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 1112.0 Sq.m in the Land Bearing of S.F.No: 47/1D – Pudupper Village - Kattrampakkam Panchayat – Sriperumbudur Panchayat Union - Sriperumbudur Taluk - Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref : ORDER:-
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of OSR Charge receipt reference 5th cited above, and on receipt of payment of charges such as Scrutiny fee, OSR Charge, Centage charge, Display board Deposit, Armed Forces Flag Day Fund, Sub Division Charges and Development Charges vide reference 18th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District – Sub-Division No.177/2025.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to

decide on this.

2. 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.

3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

4. The Conditions stipulated in the District Forest Officer, Kancheepuram Division Mentioned in ref No:19 shall be complied.

4. As envisaged under 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 to comply the said provisions. 5. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3%

of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the

reference 7th cited above. The payment of charges shall be made under the following head of account.

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)"

7. The fees/charges collected from the applicant are as follows:

Scrutiny Fees : Rs.1,673/- Date – 01.07.2025

OSR Charge

Challan Number - 20250917010083 : Rs.1,41,605/- Date – 19.09.2025

Centage Charge

Challan Number - 20250924031972 : Rs.600/- Date – 24.09.2025

Display board Charge : Rs.10,000/- Date – 24.09.2025

Subdivision Charges : Rs.800/- Date – 24.09.2025

Development Charges : Rs.5,560/- Date – 24.09.2025

Armed Forces Flag Day Fund : Rs.500/- Date – 25.09.2025

To:

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

Copy to:

1. Thiru.N. KUMARASAMY,
D. No: 4, Vellalar Street,
Kundrathur,
Chennai – 600 069.
Mobile No - 7010787833
E-mail Id: fcareravikpm@gmail.com

2. Tasildar Concerned (Tamil Nilam)
Sriperumbudur Taluk,
Kancheepuram District.

2. Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

3. Sub Registrar,
Sriperumbudur Sub Register Officer,
Kancheepuram District.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Kancheepuram district
Sriperumbudur
taluk Panchayat Union, Panchayat, Village comprising of S.F.No. to an extent of
acres
forwarded to Director of 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 the directorate on
05.04.2022.

Further the applicant Tr. has gift deed the road, road splay and park areas has been handed over to the
local
body on . 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 . 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 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. 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 8th 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 concerned local body must issue the final approval After

transfer of earmarked road,
park areas S.F.No sub-division in favour 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:

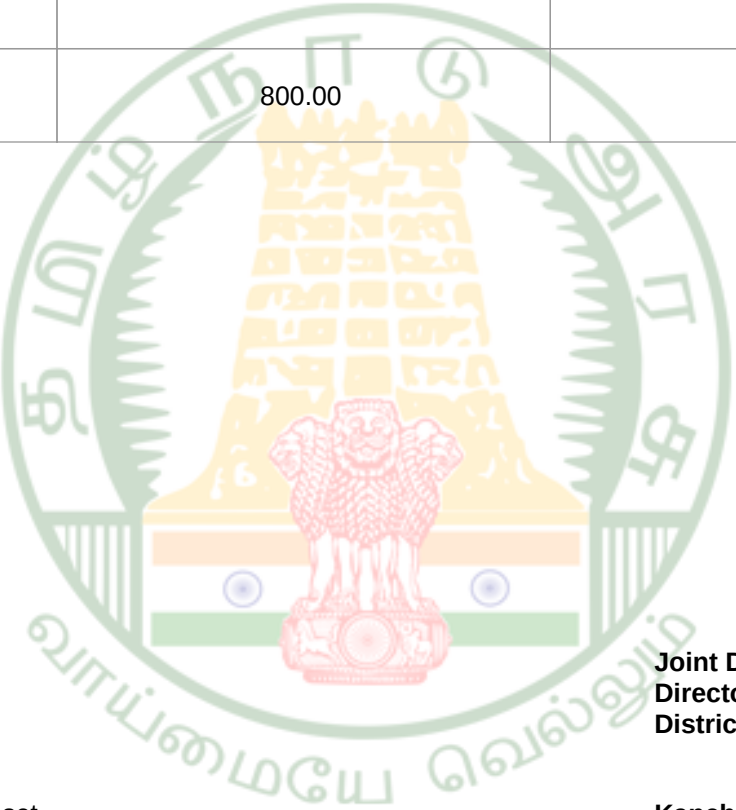
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1673	01/07/2025
2	OSR Fee		
3	Centage Charges	600.00	24/09/2025
4	Development Charges	5560.00	24/09/2025
5	Display Board Charges	10000.00	24/09/2025
6	Satellite town charge		
7	Sub Division Charge	800.00	24/09/2025



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

Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set

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

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



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
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.

