

PP

APPROVAL RECORD

Planning Permission

A

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

8850.00 sqm

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. VHY43RZT/2024/TCP

Date : 19/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Mevalurkuppam A Village / Panchayat,
Sriperumbudur Panchayat Union,
Sriperumbudur 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 8850.00 sqm in the Land Bearing of S.F.Nos.109/1A1A, 1A1B, 1A3, 1A4A – Mevalurkuppam A Village, Sriperumbudur Panchayat union, Sriperumbudur Taluk, Kancheepuram District - Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1 Online Application No.VHY43RZT Thiru.B.Vadivelan & T.Vimal, through online Dated:12.12.2023 .
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated. 12.02.2024.
3 Joint Director Agriculture Department, Kancheepuram NOC Letter No.O.Mu.6331/2023/C2, Dated:15.09.2023.
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru.B.Vadivelan & T.Vimal, document received through online Dated: 06.03.2024. (Gift deed document No.2367/2024, dt:04.03.2024).
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: 09.03.2024
15 Payment received through online, Dated: 14.03.2024
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

ORDER:-

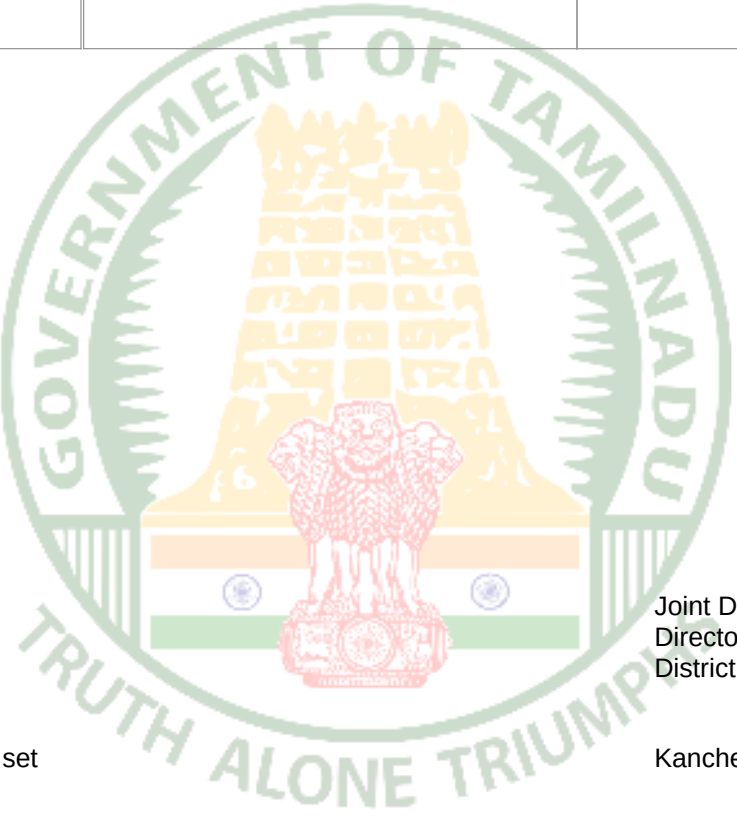
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th cited above, and on receipt of payment of charges such as Centage charge, Scrutiny fee, Display board Deposit, and Armed Forces Flag Day Fund vide reference 15th cited above, the Technical Approval is issued to the mentioned layout subject to the following

No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4. Sub Registrar,
Sriperumbudur Sub Register Office,
Kancheepuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13275	12/12/2023
2	OSR Fee		
3	Centage Charges	17400.00	14/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	14/03/2024
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

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

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.

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.

