

PP

APPROVAL RECORD

# Planning Permission

Mandaiyur, Kulathur taluk  
Pudukkottai district, Tamil Nadu

APPROVAL TYPE  
**Layout Approval**

ISSUING AUTHORITY  
**DTCP**

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.2, First Floor, Ex-Servicemen Welfare Office, Kalyanaramapuram First Strret, Thirukokarnam, Pudukottai - 622002

ROC No. 48PJCM6/2023/TCP2

/ 2022 / TCP

Date : 24/03/2023

From:

Joint Director / Deputy Director / Assistant Director

NO.2, First Floor, Ex-Servicemen Welfare Office, Kalyanaramapuram First Strret, Thirukokarnam, Pudukottai - 622002

To :

Mrs.Kamalam and M/S. City Ceramic Private Ltd,  
No.11A, Madurai Road Palakarai, Tamil Nadu,  
Mandaiyur, Kulathur,  
Pudukkottai – 620 008.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning – Pudukkottai district – Mandaiyur Village/Panchayat – Kulathur Taluk - Pudukkottai district, Survey No. 323/4B, 5, 324/1B, 4, 5, 6A, 7A, 7B, 7D3 - extent of 46336.51 Sqm - 11.45 Acres - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mrs.Kamalam and M/S. City Ceramic Private Ltd, Letter No.48PJCM6, Dated: 21.01.2023.  
2.Director Town and country planning chennai letter no. SWP Application Number: 48PJCM6 / 2023 / TCP2, dated: 21.03.2023.  
3.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Pudukkottai district, Kulathur taluk, Mandaiyur Village/Panchayat comprasing of S.F.No Survey No. 323/4B, 5, 324/1B, 4, 5, 6A, 7A, 7B, 7D3 - extent of 46336.51 Sqm - 11.45 Acres , Director of Town and Country Planning for Plot Pattern L.P/DTCP NO:22/2023 , Technical Concurrence Issued for special conditions.

Applicants Mrs.Kamalam and M/S. City Ceramic Private Ltd, Letter No. 48PJCM6, Dated: 23.03.2023.  
(payment of centage charge)

According to the special condition 1 mentioned in the letter of Urban Development Department Director, Chennai found in view-2, the necessary facilities such as bridges, drainage, sanitation facilities, street lights have been established and tarred roads have been constructed in ayout through on-site inspection and follow-up action should be taken. The conditions and special conditions attached in the letter must be fully fulfilled. The drawing and attachments provided for the above technical compliance are sent herewith for further action.

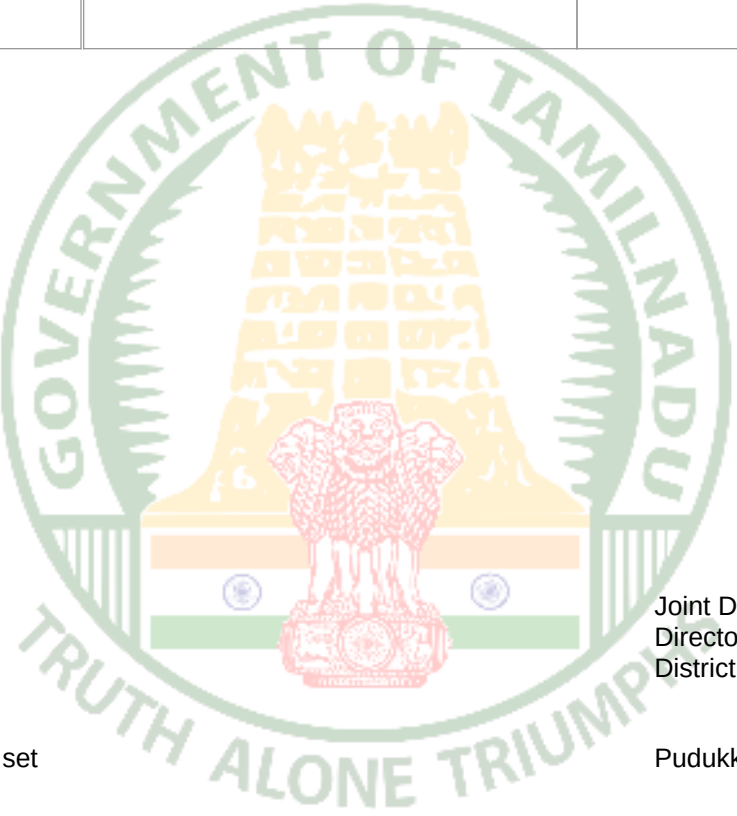
Enclosure:

1.Original map and condition - 2set

Copy to :

1. President Mandaiyur village and panchayat,  
Kulathur taluk,  
Pudukkottai.

| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 69538    | 10/11/2022          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 74100.00 | 23/03/2023          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  |          |                     |
| 6    | Satellite town charge  |          |                     |



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

Pudukkottai 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.

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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)  
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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.

