Verified RealEstate™

REFERENCE
HXDFM8NS / 2024 / TCP-8

ISSUED
16 December 2024

PP APPROVAL RECORD

Planning Permission

Kugayanallore, Katpadi taluk
Vellore district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
1.59 acre

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Town and Country Planning Department(Planning Permission)

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. HXDFM8NS / 2024 / TCP-8/2024/TCP Date : 16/12/2024

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

The Panchayat President,
Kugayanallore Panchayat,
Katpadi Panchayat Union,
Katpadi Taluk, Vellore District.

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Katpadi Panchayat Union, Kugayanallore Village, S.No's. 360/2A2 & 361/1A2 of Katpadi Taluk, Vellore District - extent of 1.59 acre (6450.00 Sqm) - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Applicants Thiru. BOBBY BENADICT Letter, Dated: 25.06.2024.

2. Joint Director (i/c), District Town and country planning Office, Vellore District letter dated: 29.08.2024. (Forwarded to Head Office).

3. The Director of Town and Country Planning, Chennai Letter No. HXDFM8NS / 2024 / TCP-8 (Road pattern issued on dated: 05.10.2024)

4. Joint Director of Agricultural Department, Noc No. A3/2803/2024, dated. 15.05.2024.

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

6. Applicants Thiru. BOBBY BENADICT Letter, Dated: 21.11.2024. (Gift deed document no. 10078/2024, dt. 11.11.2024).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

9. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply,
dated: 31.01.2020.

10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

15. Demand payment Request Letter, Dated: 02.12.2024. (requiring payment of Centage Fee, Display Board Fee

etc.,).

16. Applicants Thiru. BOBBY BENADICT Letter, Dated: 11.12.2024. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore district, Katpadi Taluk, Katpadi Panchayat union,
Kugayanallore Panchayat / Village, S.No's. 360/2A2 & 361/1A2 to an extent of 1.59 acre (6450.00 Sqm) forwarded to Director of Town and Country Planning for
concurrence.
In the continuation, with reference to the 3nd cited letter, road pattern for residential layout has been issued by the directorate on 05.10.2024. Further the applicant
Thiru. BOBBY BENADICT has gift deed the park area, road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The President,
Kugayanallore Panchayat Local body by Gift Deed Document No. 10078/2024, dt. 11.11.2024 respectively.
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 L.P. / D.T.C.P. (VLR) No. 119/2024 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 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may
wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.
On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary
and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 1.59 Acres (or) 6450.00 Sq.m

No. of Plots : 21

Buffer Zone provided should be maintained as it is at site.

Gifted over to Local Body :
Layout Road : 1534.03 Sq.m - 23.78 %

Park Area : 494.42 Sq.m - 10.06 %

Public Purpose : 35.26 Sq.m - 0.59 %

TANGEDCO Purpose : 28.94 Sq.m - 0.54 %

Copy to,
Thiru.C.Bobby Benedict,
No.2, 13th East Cross Road,
Gandhi Nagar, Vellore-632006.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9652	25/06/2024
2	OSR Fee		
3	Centage Charges	7500.00	11/12/2024
4	Development Charges	12900.00	11/12/2024
5	Display Board Charges	10000.00	11/12/2024
6	Satellite town charge		
7	Sub Division Charge	10000.00	11/12/2024

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

Vellore 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

Verified RealEstate™

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.