

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.

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 3rd 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 %

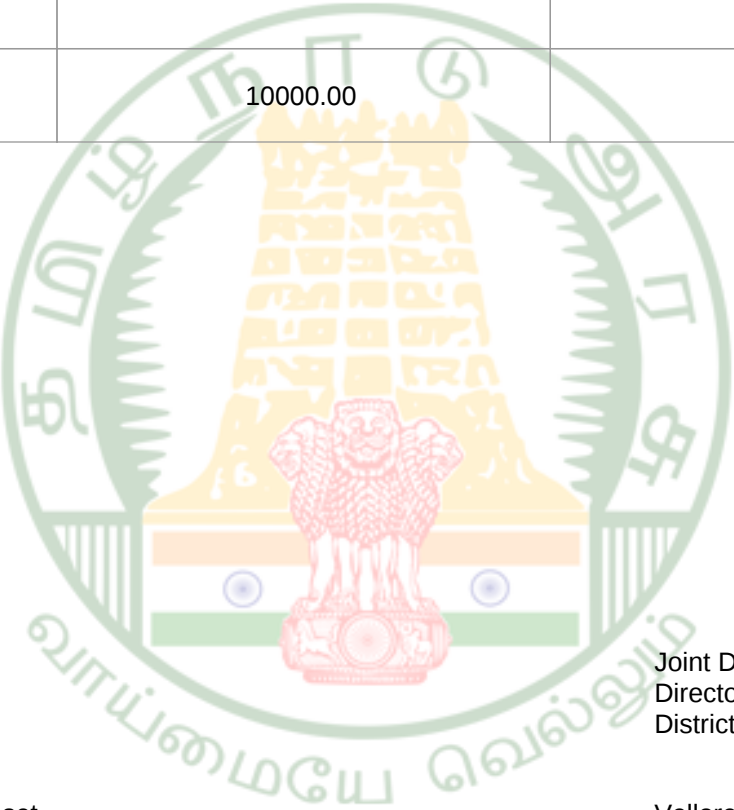
Copy to,

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

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.

