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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: CUD/SRM/VALL-01/2024

Date: 7/29/24 5:15 PM

From:

Village Panchayat

A. Valliam

To :

J.Shivaraj
34/1-34 ,Eri Mettu Street ,VALLIYAM,A Valliam,Srimushnam,Cuddalore,606110

Online Application Number: HAYLUZCC

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning,-Cuddalore District–Srimushnam Taluk – Srimushnam Panchayat Union -A.Valiyam Village–R.S.Nos. 42/2A2–1.10 Acres or 4455.06 sqm - Technical clearance issued – forwarded
for further action -Reg.

Ref :

1. Applicants Mr.J.Shivaraj Online Reference No.HAYLUZCC/2024/TCP, Letter Dated:27.03.2024

Body:

1. Applicants Mr.J.Shivaraj Online Reference No.HAYLUZCC/2024/TCP, Letter Dated:27.03.2024.
2. District Town and country planning Office, Cuddalore District Letter No.HAYLUZCC/2024/TCP (Road pattern
issued on dated:08.05.2024).
3. Joint Director, Agriculture department Cuddalore District, Letter Roc.No.E2/5371/2024 Dated:12.04.2024.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicants Mr.J.Shivaraj, (Gift deed document No:2850/2024 and 2851/2024 dated:

15.05.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated:23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated:09.12.2020
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
14. Demand payment Request Letter, Dated.08.05.2024 and 28.05.2024 (Requiring OSR Fee and Centage Fee).
15. Applicants Mr.J.Shivaraj, Demand payment Submitted Letter, Dated:22.05.2024 and 28.05.2024 (OSR Fee and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
17. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District,Srimushnam Taluk, Srimushnam Panchayat Union, Valiyam Village, R.S.Nos. 142/2A2 – 1.10 Acres or 455.06 sqm forwarded to Cuddalore District 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 this office on 08.05.2024. Further the applicant Mr.J.Shivaraj has gifted the road, road splay and public areas have been handed over to the A.Valiyam Panchayat on 15.05.2024. 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 LP/ DTCP (CUDD) No.64/2024, 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 13th, it is requestedto send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions.

Village

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

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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.