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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.34, Tamizh muthu nagar, Kondur, Cuddalore 607 006

ROC No. . HV1AQ9DC/16500/2023/2024/TCP

Date : 02/02/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.34, Tamizh muthu nagar, Kondur, Cuddalore 607 006

To :

Mr. SEENUVASAN INDHUMATHY
49,SUPRAYAL NAGAR,
Thirupathiripuliyur,
Cuddalore,607004

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning- Cuddalore District– Cuddalore Taluk, Cuddalore Corporation, Thirupathiripuliyur Village, ward-3, Block- 28 ,T.S.NO 1149/1,1149/2,1150,1151– Extent in - 4.26 Acres or 17240.00 sqm- Technical clearance issued - Planning Permission Issued - forwarded for further action Reg

Ref : 1. Applicants Mr. SEENUVASAN INDHUMATHY , online vide reference No. . HV1AQ9DC/16500/2023, dated.10.10.2023.

2. District Town and country planning Office, Cuddalore District Letter No. HV1AQ9DC/16500/2023 (Road pattern issued on dated:06.12.2023).

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

4. Applicants Mr. SEENUVASAN INDHUMATHY, Letter, Dated:03.01.2024. (Gift deed document no:6676/2023 dated:28.12.2023).

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

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

7. 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.

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

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

10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.

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

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

13. Demand payment Request Letter, Dated:06.12.2023 and 09.01.2024 (requiring payment of Centage Charges and demand Fee).

14. Applicants Mr. SEENUVASAN INDHUMATHY, Letter, Dated:03.01.2024 and 09.01.2024 (Payment of Centage Charges and demand Fee).

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

16. 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– Cuddalore Taluk,
Cuddalore Corporation, Thirupathiripuliyur Village, ward-3, Block- 28 ,T.S.NO 1149/1,1149/2,1150,1151– Extent in - 4.26 Acres or 17240.00
sqm forwarded to Director of 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 the directorate on 06.12.2023.
Further the applicant Mr. SEENUVASAN INDHUMATHY has gift deed the road splay and park areas has been handed over to the Local body
on Dated:28.12.2023. 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/09/2024 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 requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
website Special Conditions

Special Conditions
1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After
collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the
applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority
along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified
by the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, park areas S.No sub-division in favor concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated.22.06.2017 have approved the Tamil
Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to
purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the
Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area

rule 3 it has been requested
to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land
conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60
other Urban Development Schemes -800
other Receipts - AS
Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

5. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has
not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing
to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual
rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the
right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Additional Information	
Total Extent of the Proposed Layout	4.26 Acres or 17240.00 sqm
No of Plots	85 Nos (Including EWS Plots)
Layout Road Area Handed over to Local body	5118.89 Sq.m
Local body (A)	82.77 Sq.m (0.70%)
TANGEDCO (B)	69.93 Sq.m (0.55%)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	25884	10/10/2023
2	OSR Fee		
3	Centage Charges	39000.00	09/01/2024
4	Development Charges	25885.50	09/01/2024
5	Display Board Charges		
6	Satellite town charge		

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

Cuddalore District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid
Signed by: Assistant Director
Location: Cuddalore
Date: 2024.02.02 11:34:12

நகர் ஊரமைப்புத்துறை

மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - கடலூர் மாவட்டம்

உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்

மாவட்டம்	-	கடலூர்
வட்டம்	-	கடலூர்
உள்ளாட்சி	-	நகராட்சி
கிராமம்	-	திருப்பாபுலியூர்
சர்வே எண்	-	வார்டு-3,பிளாக்-28 :T.S.NO:1149/1,1149/2,1150,1151
கோப்பு எண்	-	16500/2023 /TCP (Online Application No: HV1AQ9DC)
அளவு	-	1 அங்குலம் 33 அடி (1:400)
மனைப்பிரிவு இடத்தின் பரப்பு	-	4.26 ஏக்கர் / 17240.00 ச.மீ

குறிப்பு:-

கோரிய மனைகள்	-	130
ஒதுக்கிய மனைகள்	-	85 (EWS மனைகள் உட்பட)
E.W.S மனைகளின் பரப்பு	-	1218.54 ச.மீ (10.23%)
E.W.S மனைகள்	-	(21-24, 32-34, 36-44, 50)

பொது உபயோக ஒதுக்கீடு

பூங்கா 1	-	987.11 ச.மீ / 10625.25 ச.அடி (10.16%)
பூங்கா 2	-	217.03 ச.மீ / 2336.11 ச.அடி
திரவிடம்	-	209.96 ச.மீ / 2260.00 ச.அடி
மொத்தம்	-	1414.10 ச.மீ / 15221.37 ச.அடி
நிலையில் உள்ள சாலை	-	
மனைப்பிரிவு எல்லை	-	
மனைப்பிரிவு சாலை	-	
"A A, A8 A8, மற்றும் A7 A7" விரிவு அபிவிருத்தி திட்ட சாலை	-	
உள்ளாட்சிக்கு பரப்பு (A)	-	82.77 ச.மீ / 890.93 ச.அடி (0.70%)
மின்சார துறை பரப்பு (B)	-	69.93 ச.மீ / 752.72 ச.அடி (0.55%)
உத்தேச சாலைகள்	-	5118.89 ச.மீ / 55099.73 ச.அடி
கட்டிட வரம்பு	-	7.2மீ மற்றும் 9.0மீ சாலைகளுக்கு - 1.50மீ
மூலை முடக்கு	-	7.2மீ முதல் 12.0மீ வரை சாலைகளுக்கு - 1.50மீX1.50மீ

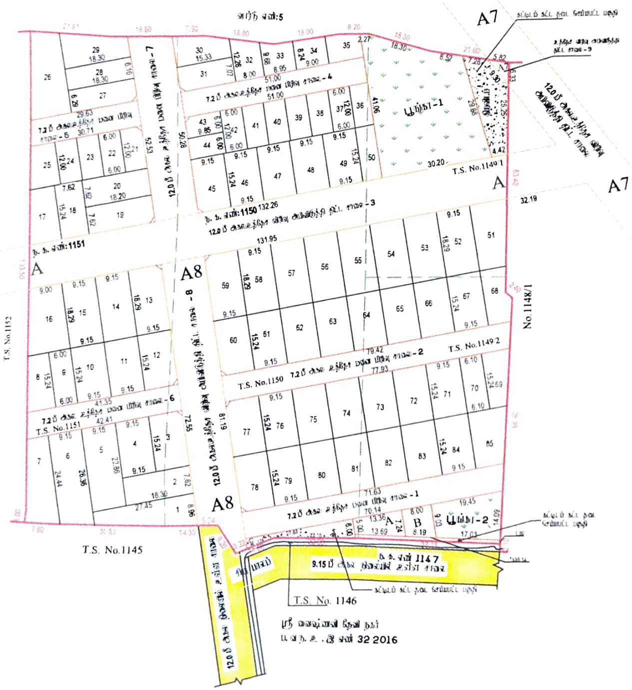
நிபந்தனைகள்

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

சிறப்பு நிபந்தனை

[illegible]

ப.வ/ந.ஊ.உ.இ.(ந.ப)எண்: 009/2024



களப்பணியாளர்/உதவிவரைவாளர்

Validity unknown Signature
Digitally signed by: Assistant ...
Location: Cuddalore
Date: 2024.02.02

வரைவாளர் நிலை-III

மேற்பார்வையாளர்/வரைவாளர் நிலை-II

உறுப்பினர் செயலாளர்/உதவி இயக்குனர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கடலூர் மாவட்டம்

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.
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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

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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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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.