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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: PA/006/2024

Date: 10/8/24 11:21 AM

From:

Village Panchayat

Vadakuthu

To :

Thiru J.Sadaiyappan
Vadakuthu Panchayat
Kurinjipadi Taluk

Online Application Number: 2KUPJ00W

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vadakuthu Village – R.S.Nos.454/7 – 1.08 Acres or 4371.00 sqm - Technical clearance issued – forwarded for further action - Reg.

Ref :

1. Applicants Tvl.J.Sadaiyappan, K.Murali, S.Mani, B.Subashini and R.Velvizhi Online Reference No.2KUPJ00W/2024/TCP, Letter Dated:26.01.2024.
2. District Town and country planning Office, Cuddalore District Letter No.2KUPJ00W/2024/TCP (Road pattern issued on dated: 03.04.2024).
3. Joint Director Agriculture department, Letter Roc.No.E2/1600/2024 Dated:12.03.2024. 4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicants Tvl.J.Sadaiyappan, K.Murali, S.Mani, B.Subashini and R.Velvizhi, (Gift deed document No: 1301/2024, dated: 16.04.2024).
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.03.04.2024 and 10.05.2024 (Requiring OSR Fee and Centage Fee).
15. Applicants Tvl.J.Sadaiyappan, K.Murali, S.Mani, B.Subashini and R.Velvizhi, Demand payment Submitted Letter, Dated:24.04.2024 and 10.05.2024 (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.
18. Joint Director / Deputy Director / Assistant Director District Town and Country Planning, ROC No. 2KUPJ00W/2024/2024/TCP Date : 23/05/2024
19.Vadakuthu village panchayat Resolution number.05, dated 19.08.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District – Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vadakuthu Village – R.S.Nos.454/7 – 1.08 Acres or 4371.00 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 the Directorate of Town and Country Planning, cuddalore on 03.04.2024. Further the applicant Tvl.J.Sadaiyappan, K.Murali, S.Mani, B.Subashini and R.Velvizhi has gifted the road, road splay and public areas have been handed over to the Vadakuthu village Panchayat as per Sub registrar, Vadalur gift deed no.1356/2016 on 10.05.2016

With reference to the 18th cited letter the layout has been approved and approved number issued as LP/ DTCP (CUDD) No.58/2024,.With reference to the 19th cited vadakuthu village panchayat has passed resolution (Resolution number.05, dated 19.08.2024) to approve this residential Layout.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 the applicant has remitted Rs.22000/- (Rupees Twenty two thousand only) (22plots x 1000) as per Vadakuthu village panchayat receipt No.2024-2025/3/4/43/7/23 dated20.09.2024 and Rs.150000/-(Rupees one lakh fifty thousand only) as land conversion charge as per e-challan No.20240920037645 dated 20.09.2024.

Hence, this residential layout has been approved with below conditions.

Conditions

1. This residential layout consists of 22 plots and only these twenty two plots are approved.

2. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 Buildings located on the layout approved under this order shall not be deemed to be approved.

3. Before construction of buildings on the plots in the layout, permission should be obtained from the

Signature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.10.08 11:21:18
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

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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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