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Town and Country Planning Department(Planning Permission)

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

ROC No. ROC No. OHTNT94G/2025/TCP/2025/TCP Date : 05/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner Vadalur Municipaltiy Kurinjipadi Taluk Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District — Kurinjipadi Taluk — Vadalur Municipality- Serakkuppam Village — S.No 235/12,235/18,250/6A,250/6B,250/7, 251/1A, 251/1B, 251/1C,252/3 251/3,251/4,252/2,252/4,252/5,252/6,252/7 & 252/18A2 — Extent of 4.86 Acres or 19660.00 Sq.m — Technical Approval issued — forwarded for further action - Reg

Ref : 1. Applicants Mr.Sivaraman, Online Reference No. OHTNT94G /2025, Letter Dated: 22.04.2025.
2. District Town and country planning Office, Cuddalore District Letter No. OHTNT94G /2025/TCP (Road pattern issued on dated: 30.04.2025).
3. Joint Director Agriculture department, Letter Roc.No. C2/6704/2025 Dated: 21.04.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant's, (Gift deed document No: 1968/2025 /2024, dated: 16.05.2025)
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. 30.04.2025 and 20.05.2025 (Requiring OSR Fee and Centage Fee).
15. Applicant's Demand payment Submitted Letter, Dated: 09.05.2025 and 21.05.205 (OSR Fee, Development Charges 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 , Kurinjipadi Taluk ,Vadalur
Municipality,Serakkuppam Village , S.No 235/12,235/18,250/6A,250/6B,250/7, 251/1A, 251/1B, 251/1C, 252/3 251/3,251/4,252/2,252/4,252/5,252/6,252/7 &
252/18A2, Extent of 4.86Acres or 19660.00 Sq.m forwarded to Cuddalore District Town and Country Planning for approval.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 30.04.2025. Further the
applicant has gifted the road, road splay and public areas have been handed over to the local body on 16.05.2025. 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. 68/2025, and enclosed with original maps
and giftdeeded 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 thecharges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final
layout sketch, permit ofplanning 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 localbody to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water
supply facilities byconstructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, public
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 asscrutiny 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 andCountry 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 - 4.86 Acres or 19660.00 Sqm No of Plots - 97 Nos
Layout Road Area Handed over to Local body - 6380.00 Sq.m
Local Body (A) - 76.24 Sq.m (0.57 %)
TANGEDCO (B) - 80.62 Sq.m (0.61 %)
OSR - 1330.00 (10.02%)
Copy To:
1. Thiru R.Sivaraman,
S/O. Ramanujam, Power Agent, Door No.12.south Street, Parvathipuram Village,
Vadalur, Kurinjipadi Taluk

2. Tasildar, Kurinjipadi Taluk, Cuddalore
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A,
1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai — 600008
4. Sub Registrar,
Vadalur Sub Registrar Office, Cuddalore District
5. Assistant Director, Survey and Land Records, Cuddalore District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29490	22/04/2025
2	OSR Fee		
3	Centage Charges	33600.00	21/05/2025
4	Development Charges	29490.00	21/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	56000.00	21/05/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Cuddalore District.

Signature valid

Signed by: Assistant Director
Location:Cuddalore
Date:2025.06.05 17:28:43

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.