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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: HGCNW67H/2024 Date: 8/22/24 3:12 PM

From:

Village Panchayat

Vazhuthalampattu

To :

ASHWIN KUMAR PORWAL AND SURESH
NO 55 FIRST CROSS STREET
,RAINBOW NAGAR ,PONDY
,Vilupuram,Viluppuram,Vilupuram,605001

Online Application Number: HGCNW67H

Sir/ Madam,

Sub :

residential layout in Cuddalore District, Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vazhuthalampattu Village – R.S.Nos.458/7 - 4.17 Acres or 16900.00 Sq.m

Ref :

1. Applicants Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh Online Reference No.HGCNW67H/2024/TCP, Letter Dated:12.07.2024.

2. District Town and country planning Office, Cuddalore District Letter No.HGCNW67H/2024/TCP (Road pattern issued on dated:30.07.2024).

3. Joint Director Agriculture department, Letter Roc.No.E2/9851/2024 Dated:22.07.2024.

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

5. Applicants Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh, (Gift deed document No:1734/2024, dated:01.08.2024)

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 MunicipalAdministration 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.02.08.2024 (Requiring Centage Fee).

15. Applicants Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh Demand payment Submitted Letter, Dated:02.08.204 (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. District Town and country planning Office, Cuddalore District Letter NO:98/2024 (Planning permission Issued on dated:07.08.2024).

19.Local bodies Demand Payment Submitted on :21.08.2024

20. Village Panchayat Resolution No 62/2024 , Dated 09.08.2024

Body:

Residential layout in Cuddalore District, Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vazhuthalampattu Village – R.S.Nos.458/7 - 4.17 Acres or 16900.00 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 30.07.2024. Further the applicant Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh has gifted the road, road splay and public areas have been handed over to the Vazhuthalampattu Panchayat on01.08.2024. Hence, planning permission for Residential layout has been issued by the Cuddalore District office No:98/2024 on 07.08.2024.

Local body on Dated: 07.08.2024. this residential layout has been approved with Village Panchayat Resolution No. 62/2024, Dated 09.08.2024 with below conditions.
LAYOUT CONDITIONS

1. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

2. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.

3. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.

4. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

5. The low laying part of the layout area should be raised to street level

6. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.

7. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permissionfrom the Town and Country Planning dept or the Local Body Office concerned.

8. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent Body: to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

Copy To:

1) Block Developement Officer,
Kurinjipadi Panchayat,
Kurinjipadi Taluk, Cuddalore District

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,
Kullanchavadi Registrar Office, Cuddalore District

5. Assistant Director,
Survey and Land Records, Cuddalore District

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.08.22 15:12:01

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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