Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 1/2024-2025

Date: 10/15/24 7:47 PM

From:

Village Panchayat

Vadakkumelur

To :

Palanisamy Sumathi,
No - 65, South Street,
Vadakuthu, Kurinjipadi Taluk,
Cuddalore District.,Vadakuthu,
Kurinjipadi,Cuddalore,607303

Online Application Number: DMCSN4FQ

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vadakkumelur Village – R.S.Nos. 121/1A2B, 8A1, 18, 37 – 1.01 Acres or 4101.00 Sq.m – Extent - Technical clearance issued – Final Approval - Reg.

Ref :

1. Applicants Mr.P.Palanisamy and Mrs.P.Sumathi Online Reference No.DMCSN4FQ/2024/TCP, Letter Dated:15.04.2024.
2. District Town and Country Planning Office, Cuddalore District Letter No.DMCSN4FQ/2024/TCP (Road pattern issued on dated:21.06.2024).
3. Joint Director Agriculture department, Letter Roc.No.E2/1601/2024 Dated:20.03.2024.
4. Circular from the Director of Town and Country Planning, Roc. No.19799/2020, dated 24.12.2020.
5. Applicants Mr.P.Palanisamy and Mrs.P.Sumathi, (Gift deed document No:2278/2024, dated:03.07.2024).
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.08.07.2024 and 11.07.2024 (Requiring OSR Fee and Centage Fee)
15. Applicants Mr.P.Palanisamy and Mrs.P.Sumathi, Demand payment Submitted Letter, Dated:08.07.2024 and11.07.2024 (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. Local Body Demand Payment Dated.08.10.2024.
19. Village panchayat Resolution no :11-- /19/08/24
20. Land Conversion Charges Challan No. 20240810003089, Dated.16.08.2024

Body:

With reference to the 1st Cited letter, the applicant has requested the approval of the residential layout in Cuddalore District,
Kurinjipadi Taluk, Kurinjipadi Panchayat
Union, Vadakkumelur Village – R.S.Nos. 121/1A2B, 8A1, 18, 37 – 1.01 Acres or 4101.00 Sq.m forwarded to Cuddalore District
Town and Country Planning for
concurrence.
In continuation, with reference to the 2nd cited letter, a road pattern for residential layout has been issued by this office on
21.06.2024. Further the applicant
Mr.P.Palanisamy and Mrs.P.Sumathi have gifted the road, road splay, and public areas have been handed over to the
Vadakkumelur Panchayat on 03.07.2024. Hence, this
residential layout has been approved with the conditions below.
1. As per the condition, the layout has been approved and the approved number issued as LP/ DTCP (CUDD) No.82/2024, and
enclosed with 2 sets of original maps and
gift deeded documents have 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 that 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 an acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per the circular cited on the 13th, it is requested 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 letters, if the site lies in the Municipal/ Corporation areas: Collect 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 the approval of the 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, provides other amenities like storm
water drains, water supply facilities by

constructing required OHT, providing 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 concerned local body must issue the final approval After the transfer of
earmarked road, public areas S.No
sub-division in favor of the concerned 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 the case of non-planned area rule 3 it has
been requested to collect Rs.1000 as
scrutiny fee for each plot. 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
The 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 disputes 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 make this decision.
6. As per TNCDBR-2019 the following fees and charges are collected as follows:
Additional Information
Total Extent of the Proposed Layout - 1.01 Acres or 4101.00 Sq.m
No of Plots - 18 Nos
Layout Road Area Handed over to Local body - 1502.00 Sq.m
Local Body (A) - 14.64 Sq.m (0.56%)
TANGEDCO (B) - 14.64 Sq.m (0.56%)
OSR - Equivalent guideline value has been remitted
Copy To:
1. Mr.P.Palanisamy and Mrs.P.Sumathi,
No - 65, South Street,
Kurinjipadi
Vadakuthu
Cuddalore - 607303.
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

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.10.15 19:47:43



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate