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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. GXYLM6L3/2024/TCP

Date : 08/10/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Maruvai Village,
Kurinjipadi Panchayat Union
Kurinjipadi Taluk,
Cuddalore District

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Maruvai Village – S.No 77/1B2B, 77/2, 77/4, 77/5, 77/7B – Extent of 9.44 Acres or 38231.00 Sq.m – Technical clearance issued – forwarded for further action - Reg.

Ref : 1. Applicants Mr.R.Sivasankar Online Reference No. GXYLM6L3, Letter Dated: 02.09.2024.

2. District Town and country planning Office, Cuddalore District Letter No. GXYLM6L3/2024/TCP (Road pattern issued on dated: 12.09.2024).

3. Joint Director Agriculture department, Letter Roc.No. 000000000 Dated: 000000000.

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: 3510 /2024, dated: 30.09.2024)

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.12.09.2024 and 03.10.2024 (Requiring OSR Fee and

Centage Fee).

15. Applicant's Demand payment Submitted Letter, Dated: 01.10.2024 and 08.10.2024 (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 – Kurinjipadi Panchayat Union - Maruvai Village – S.No 77/1B2B, 77/2, 77/4, 77/5, 77/7B – Extent of 9.44 Acres or 38231.00 Sq.m 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 this office on 12.09.2024. Further the applicant has gifted the road, road splay and public areas have been handed over to the local body on 30.09.2024. 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. 141 /2024, and enclosed with 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 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 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 - 9.44 Acres or 38231.00 Sq.m
No of Plots - 186 Nos (Incl EWS Plots)
Layout Road Area Handed over to Local body - 10951.00 Sq.m
Local Body (A) - 136.40 Sq.m (0.50 %)
TANGEDCO (B) - 136.40 Sq.m (0.50 %)
OSR - 2728.00 Sqm (10.00%)

Copy To:
1. Mr.R.Sivasankar
S/o.Ramanujam
M/s.R.K.Groups
No-9, Vallalar Lodge Complex,
Cuddalore Main Road
Vadalur
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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	57347	02/09/2024
2	OSR Fee		
3	Centage Charges	67500.00	08/10/2024
4	Development Charges	57346.50	08/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	90000.00	08/10/2024

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:2024.10.08 20:41:05



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.

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

NRI & Investment Services

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Compliance & Special Services

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



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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

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

3/350/2 Mettukuppam,
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Chennai, India

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