Layout Application - Final Approval Letter

Roc No: 06/2024

Date: 12/27/24 12:42 PM

From:

Village Panchayat

Sanniyasipettai

To :

Thiru.Balaji and 5 Others
No.14/71A.Bakthapuri Theru,
Kumbakonam -612 001
Thanjavur District.

Online Application Number: 3V0DK747

Sir/ Madam,

Sub :

Residential Layout-Office of the Executive Authority- Cuddalore District - Application received for the approval of Layout - Survey No. 102/1B, 2; 104/1A2, 1B1, 1B3, 1C1, 1C3 & 1D1A, of Sanniyasipettai Village and Panchayat –Annagramam Panchayat Union - Panruti Taluk- Cuddalore District- Site Extent – 21.68 Acre (87750.00 sq.m) – Final Approval - Reg.

Ref :

1. Applicant Thiru.Balaji and 5 Others Kumbakonam, Layout application received through online vide reference 3V0DK747/2024, dated:-27.11.2024 and 24.12.2024
2. The Assistant Director, Cuddalore District Town and Country Planning office Inspection Report of Online Application No. 3V0DK747/2024, Dated: 04.11.2024.
3. Directorate of Town and Country Planning Department , Chennai Online Application No. 3V0DK747 /2024 / TCP-9, dated: 18.12.2024. (Road pattern issued)
4. Applicant Mr.Balaji & 5 Others Gift Deed No. 4528/2024, Dated: 19.12.2024
5. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
6. Joint Director, Agriculture Department, Cuddalore District Letter No.E2/15168/2024, Dated:21.10.2024.
7. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Directorate of Town and Country Planning Department , Chennai Letter), ROC No. 3V0DK747/2024/TCP9 Dated 22.12.2024(Technical Concurrence issued)).
16 .Demand payment Request Letter, Dated: 23.12.2024 (Requiring payment of Centage Fee)
17. Applicant Thiru.Balaji and 5 Others Kumbakonam, Layout application received through online vide reference 3V0DK747/2024,Dated 23.12.2024 (Payment of Centage Fee)
18.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Local Body Demand Payment Dated.26.12.2024
20. Land Conversation Charges Challan No. 20241226015488, Dated.26.12.2024.
21. Village Panchayat Resolution No.88, Dated.26.12.2024

Body:

The Online application received for the issuance of Final Approval for the Residential layout vide under reference 1st cited above. The Assistant Director of Cuddalore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Town and country Planning Office remarks, the application was processed and letter issued directing the applicant to handover the land earmarked for Road, Park , Local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the Gift deed soft copy from the applicant through online 4th cited above , in the reference 15th cited, Technical Concurrence has issued by the Directorate as per the Layout conditions mentioned below. The Concurrence number assigned to the Layout is LP/ DTCP No:98/2024. It is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
Special Conditions.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities. b) The local body shall issue the final approval to the applicant(s) directly after usual fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.
2. With reference to the 10th and 11thcited letter, the concern local body must issue the final approval after transfer of earmarked road areas S.F.No sub-division in favour 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.

By fullfilling the Above Conditions Residential Layout has been Approved with Village Panchayat Resolution.

Additional Information:
Total Extent of the Proposed Layout – 21.68 Acres or 87,750.00 Sq.m
No of Plots (including EWS Plots) - 564 Nos
Layout Road Area Handed over to Local body – 23524.70 Sq.m(26.81%)
Park - 6474.00 Sq.m (10.08%)
Area of EWS Plots - 6981.40(10.87%)
Local Body (A) – 328.10 Sq.m (0.51%)
TANGEDCO (B) – 335.00 Sq.m (0.52%)

Copy to:
1.Block Development Officer (VP)
Annagramam Panchayat Union,
Panruti Taluk,
Cuddalore District.
2.The Assistant Director,
Department of Land Survey and Records,
Cuddalore District.
3.TheTahsildar,
Panruti Taluk,
Cuddalore District.
4. The Sub-Registrar,
Panruti Sub-Registrar Office,
Cuddalore District.
5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor,
Gandhi Irwin Bridge Road,
Egmore.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.12.27 12:42:23