Town and Country Planning Department(Planning Permission)

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

ROC No. 3V0DK747/2024/TCP

Date : 24/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Sanniyasipettai Panchayat,
Panruti Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office - 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 –Panruti Taluk-Cuddalore District- Site Extent – 21.68 Acre (87750.00 sq.m) – Technical Concurrence received from Directorate - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.Balaji and 5 Others Kumbakonam, Layout application received through online vide reference 3V0DK747/2024,
dated:-27.11.2024.

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.

The Online application received for the issuance of concurrence 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.

On receiving the payment of charges such as Centage charge, vide under reference 17th cited above, the Technical Concurrence issued Layout
enclosed with 2 set of original Maps has been forwarded with it for further action.

1. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 4th
cited above to the concerned Local body and it 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 14th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website
Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.
Special Conditions:
As per the directions reference under 09th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 07th cited
above.

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.
4. 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.
5. 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)

6. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

7.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.1,31,625/- Dated 03.11.2024
Centage Charges : Rs. 1,74,000/- Dated 23.12.2024
Sub Divison Charges :Rs.2,32,000/- Dated 23.12.2024
The Armed Force Flag Day charges :Rs.35,000/- Receipt No.FD/FUND/87655Dated 23.12.2024 (DD No. 972116, Dated: 05.03.2024 of State Bank of India, Thuvakkudi Payable at Chennai.)

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%)

Layout Conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved
by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two
conditions
. 4. 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 land use is requested to be changed, only those developments mentioned in Residential use zone as
per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.

5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on
the approved Layout Plan
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the
road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be
obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. 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 right 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 Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed
document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be
permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with
the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right
can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a
situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted
to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the Plan approved by the Directorate of Town and Country Planning office along with a copy of this order shall be compulsorily provided
to the purchasers while selling plots for sale.

Assistant Director,
District Town and Country Planning Office,
Cuddalore District.

Copy to:
1.Thiru.Balaji and 5 Others
No.14/71A.Bakthapuri Theru,
Kumbakonam -612 001
Thanjavur 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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	131625	03/11/2024
2	OSR Fee		
3	Centage Charges	174000.00	23/12/2024
4	Development Charges	131625.00	23/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	232000.00	23/12/2024

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:2024.12.24 19:28:10