Town and Country Planning Department(Planning Permission)

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

ROC No. DKDYMMRC/2024/TCP Date : 09/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Melazhinjipattu Village,
Cuddalore Panchayat Union,
CUddalore Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District - Cuddalore Taluk – Cuddalore Panchayat Union - Melazhinjipattu Village and Panchayat - S.F.Nos.46/1B, 6, 7, 8, 9, 47/5, 7A, 8 - Extent of 38300.00 Sq.m or 9.46 Acres – Technical clearance issued – forwarded for further action - Reg.

Ref : 1. Applicant Tmt. Vasanthi Online Reference No. DKDYMMRC/2024/TCP, Letter Dated:28.09.2024.

2. District Town and country planning Office, Cuddalore District Letter No. DKDYMMRC/2024/TCP (Road pattern issued on
dated:29.10.2024).

3. Joint Director Agriculture department, Letter Roc.No.C2/8438/2024 Dated:08.07.2024.

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

5. Applicant Tmt. Vasanthi, Gift deed document Nos:5585/2024, dated:04.12.2024.

6. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004

7. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O. Ms. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O. Ms. No.16, Municipal Administration and
Water Supply Department, dated:31.01.2020.

9. G.O. Ms. No.141, Housing and Urban Development Department, Dated:23.09.2020

10. G.O. Ms. No.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.05.12.2024 (Requiring Centage Charges, Sub Division Charges and Development Charges).

15. Applicant Tmt. Vasanthi, Demand payment Submitted Letter, Dated:12.09.2024 (Centage Charges, Sub

Division Charges and Development
Charges).

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, Cuddalore Taluk, Cuddalore
Panchayat Union, Melazhinjipattu Village and Panchayat, S.F.Nos.46/1B, 6, 7, 8, 9, 47/5, 7A, 8 with an Extent of 38300.00 Sq.m or 9.46 Acres 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 29.10.2024. Further the
applicant Tmt. Vasanthi has gifted the Park, road, road splay and public areas have been handed over to the Melazhinjipattu Panchayat on 04.12.2024.
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.169/2024, and enclosed with 2 set of
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 14th, 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 9th 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 12th cited and 13th 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.12544/2014/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 - 38300.00 Sq.m
No of Plots (including EWS Plots) - 209 Nos
Layout Road Area Handed over to Local body - 9155.525 Sq.m
Local Body (A) - 179.77 Sq.m (0.62 %)
TANGEDCO (B) - 170.72 Sq.m (0.59 %)
OSR - 2939.81 Sqm. (10.08%)

Copy To:
1. Tmt. Vasanthi,
W/o. Rajendran,
New No.01, 3rd Cross Street,
Mariyamman Nagar, Karamanikuppam,
Mudaliyarpet, Puducherry – 605004.

2. Tasildar,
Cuddalore Taluk,
Cuddalore

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

4. Sub Registrar,
Cuddalore Joint-I Sub Registrar Office,
Cuddalore.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	57450	28/09/2024
2	OSR Fee		
3	Centage Charges	67500.00	07/12/2024
4	Development Charges	57450.00	07/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	90000.00	07/12/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Cuddalore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Cuddalore
Date:2024.12.09 09:41:09