Town and Country Planning Department(Planning Permission)

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

ROC No. 98QGSWR0/2024/2024/TCP

Date : 23/05/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Thorapadi Village
Thorapadi Panchayat Union
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Panruti Taluk – Thorapadi Panchayat Union – Thorapadi Village – S.F.Nos. 1/3 1/4 2/2A 2/3B1 – 3.63 Acres or 14700.00 sqm - Technical clearance issued – forwarded for further action - Reg.

Ref : Ref : 1. Applicant Tvl. A Annamalai and J Tamilselvi Online Application Reference No. 98QGSWR0, Dated: 29.02.2024.

2. District Town and country planning Office, Cuddalore District Letter No. 98QGSWR0/2024/TCP (Road pattern issued on dated:03.04.2024).

3. Joint Director Agricultural Department letter No C2/3994/2024 dated 19.03.2024

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: 1061/2024 dated: 15.04.2024).

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. Ms. No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O. Ms. No.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. 29.04.2024 (Requiring Centage Fee).

15. Applicant's Demand payment Submitted Letter, Dated: 29.04.2024 (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 – Panruti Taluk – Thorapadi Panchayat Union – Thorapadi Village – S.F.Nos. 1/3 1/4 2/2A 2/3B1 – 3.63 Acres or 14700.00 sqm 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 07.02.2024. Further the applicant has gifted the road, road splay and public areas have been handed over to the Local body on 14.02.2024. 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. 50/2024, 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 12th, 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 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park 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 - 3.63 Acres or 14700.00 sqm
No of Plots - 88 (Including EWS Plots)
Layout Road Area Handed over to Local body - 2967.94 Sq.m
Local Body (A) - 67.21 Sq.m (0.57 %)
TANGEDCO (B) - 67.48 Sq.m (0.57 %)
OSR - 1200.00 Sqm (10.22%)

Copy To:

1. A Annamalai and J Tamilselvi,
No. 25 Thoppu Street
Bandrakottai
Panruti
Cuddalore – 607108

2. Thasildar,
Panruti Taluk,
Cuddalore District.

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

4. Sub Registrar,
Puthupettai
Panruti Taluk,
Cuddalore District.

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

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	22050	29/02/2024
2	OSR Fee		
3	Centage Charges	27000.00	29/04/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Assistant Director
Location:Cuddalore
Date:2024.05.23 13:03:45