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Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 10/9/24 3:33 PM

From:

Village Panchayat

Kudumiyankuppam

To :

Mr.C.Muthukumaran and Mr.R.Kuzhanthaivelu,
No.12, first cross street,
Near St. Patric School,
Veeraperumanallur Village,
Panruti Taluk,
Cuddalore – 605009

Online Application Number: M9LPOH2U

Sir/ Madam,

Sub :

Revised Residential Layout - Office of the Executive Authority, - Cuddalore District – Panruti Taluk – Panruti Panchayat Union – Kudimiyankuppam Panchayat - Veeraperumanallur Village – R.S.Nos.339/13A, 339/14B, 339/15A, 339/17A1B, 339/17B2, 339/17C2, 339/17D2, 339/17E2 1.9275 Acres or 7806.00 Sq.m - Application received for Revised Residential layout approval – Final Approval- Reg.

Ref :

1. Applicants Mr.C.Muthukumaran and Mr.R.Kuzhanthaivelu Online Reference No.M9LPOH2U/2024/TCP, Letter Dated:01.07.2024.
2. District Town and country planning Office, Cuddalore District Letter No.M9LPOH2U/2024/TCP (Road Pattern on dated:06.09.2024).
3. Joint Director Agriculture department, Letter Roc.No.E2/10225/2024 Dated:24.07.2024.
4. Applicants Mr.C.Muthukumaran and Mr.R.Kuzhanthaivelu, (Gift deed document No:2742/2024, dated:09.09.2024).
5. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
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.06.09.2024 and 11.09.2024 (Requiring OSR Charges, Centage Charges, Development Charge and Subdivision Charges).
15. Applicants Mr.C.Muthukumaran and Mr.R.Kuzhanthaivelu, Demand payment Submitted Letter, Dated:11.09.2024 and 26.09.2024 (Centage Charges, Development Charge and Subdivision 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.
18. Village Panchayat Resolution No.16, Dated.02.10.2024.
19. Local Body Demand Payment Dated.03.10.2024.
20. Land Conversion Charges Challan No. 20241003042061, Dated.03.10.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the revised approval of residential layout in Cuddalore District –Panruti Taluk – Panruti Panchayat Union – Kudimiyankuppam Panchayat - Veeraperumanallur Village – R.S.Nos.339/13A, 339/14B, 339/15A, 339/17A1B, 339/17B2, 339/17C2, 339/17D2, 339/17E2 – 1.9275 Acres or 7806.00 Sq.m forwarded from Cuddalore District Town and Country Planning for Final Approval...

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has already been issued by this office on 06.09.2024. Further the applicant Mr.C.Muthukumaran and Mr.R.Kuzhanthaivelu has already gifted the road, road splay and public areas have been handed over to the Veeraperumanallur Panchayat on 09.09.2024. Hence, this revised residential layout has been approved with below conditions.
1. As per the condition, the revised layout has been approved and approved number issued as LP/ DTCP (CUDD) No.133 /2024 (This Revises LP/ DTCP (CUDD) No.112 /2024) and digitally signed layout drawings. The Revised approved Layout plan is enclosed herewith for taking further action in the regard.
2. 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.
3. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
4. 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 11th cited and 12th 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

Additional Information
Total Extent of the Proposed Layout - 1.9275 Acres or 7806.00 Sq.m

No of Plots - 38 Nos
Layout Road Area Handed over to Local body - 2773.67 Sq.m
Local Body (A) - 29.90 Sq.m (0.59%)
TANGEDCO (B) - 29.90 Sq.m (0.59%)
OSR - Equivalent guide line value has been remitted

Copy To:
1. Block Development Officer (VP),
Panruti Panchayat Union,
Panruti Taluk,
Cuddalore District.
2. Tasildar,
Panruti Taluk,
Cuddalore
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008
4. Sub Registrar,
Thirunavalur Sub Registrar Office,
Cuddalore District
5. Assistant Director,
Survey and Land Records,
Cuddalore District

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.10.09 15:33:37



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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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