

Town and Country Planning Department(Planning Permission)

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



ROC No. YNFUQSJV/2024/TCP

Date : 10/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Municipal Commissioner,
Panruti Municipality,
Panruti Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Cuddalore District - Panruti Taluk - Panruti Local Planning Authority - Panruti Municipality - Thiruvadhigai Village - Ward C - Block 10 – T.S.No.3/25 - Extent of 5735.00 Sqm or 1.41 Acres - Technical Approval issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. A.Lakshmanasamy Online Reference No. YNFUQSJV/2024/TCP, Letter Dated:08.08.2024.

2. District Town and country planning Office, Cuddalore District Letter No. YNFUQSJV/2024/TCP (Road pattern issued on dated:19.11.2024).

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

4. G.O. Ms.No. 281, Housing and Urban Development Department, Dated.05.07.2024 (Land use Conversion in Approved Panruti Master Plan)

5. Applicant Thiru. A.Lakshmanasamy, (Gift deed document No:4188/2024, dated:22.11.2024)

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, 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. 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.19.11.2024 and 23.11.2024 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).

15. Applicant Thiru. A.Lakshmanasamy, Demand payment Submitted Letter, Dated:23.11.2024 and 10.12.2024 (OSR Charges, Centage Charges, Subdivision 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, Panruti Taluk, Panruti Local Planning Authority, Panruti Municipality, Thiruvadhigai Village, Ward-C, Block-10, T.S.No.3/25 with an Extent of

5735.00 Sqm or 1.41 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 19.11.2024. Further the applicants Thiru. A.Lakshmanasamy has gifted the road, road splay and public areas have been handed over to the Panruti Municipality on 22.11.2024. 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.171/2024, 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.

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 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 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. 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 TNCDDBR-2019 the following fee and charges are collected as follows:

Additional Information

Total Extent of the Proposed Layout	- 5735.00 Sqm or 1.41 Acres
No of Plots	- 29 Nos
Layout Road Area Handed over to Local body	- 1561.09 Sq.m
Local Body (A)	- 36.73 Sq.m (0.88%)
TANGEDCO (B)	- 36.69 Sq.m (0.87%)
OSR	- Equivalent guide line value has been remitted

Copy To:

1. Thiru. A.Lakshmanasamy,
No.9B, Mambazhapattu Road,
Akbar Nagar,
Viluppuram.

2. Tasildar,
Tamil Nilam,
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,
Panruti Sub Registrar Office,
Cuddalore District

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



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8603	08/08/2024
2	OSR Fee	45912	23/11/2024
3	Centage Charges	10200.00	06/12/2024
4	Development Charges	8602.50	06/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	17000.00	06/12/2024



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:2024.12.10 16:05:18

