Town and Country Planning Department(Planning Permission)

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

ROC No. 9G3Y665T/2025/TCP Date : 23/10/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Block Development Officer
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 - Thiruvanthipuram Village – S.No 38/3B2,38/3D2B1,38/3D2B2,38/4,38/5, 39/1B1,39/1B2 – Extent of 5.1275 Acres or 20760.00 Sq.m – Planning Permission issued – forwarded for further action - Reg.

Ref : 1. Applicants Mr.T.Venkatesan and Mr.S.Pirayon Online Reference No. 9G3Y665T/2025, Letter Dated: 08.10.2025.

2. District Town and country planning Office, Cuddalore District Letter No. 9G3Y665T /2025/TCP (Road pattern issued on dated: 15.10.2025).

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

4. Applicant's, (Gift deed document No: 5701 /2025 dated 17.10.2025).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

6. 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.

7. G.O.141, Housing and Urban Development Department, Dated:23.09.2020

8. G.O.181, Housing and Urban Development Department, Dated:09.12.2020

9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022

12. Demand payment Request Letter, Dated. 18.10.2025 (Requiring Centage Fee).

13. Applicant's Demand payment Submitted Letter, Dated: 22.10.2025 (Development Charges and Centage Fee).

14. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

15. 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 -
Thiruvanthipuram Village – S.No 38/3B2,38/3D2B1,38/3D2B2,38/4,38/5, 39/1B1,39/1B2 – Extent of 5.1275 Acres or 20760.00 Sq.m 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 15.10.2025. Further the applicant has gifted the road,
road splay and public areas have been handed over to the local body on 17.10.2025. 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.146/2025 and (Cuddalore Local Planning Authority Planning
Permission No.22/2025) and enclosed with 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 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 9th cited and 10th 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. 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 TNCDBR-2019 the following fee and charges are collected as follows:
Additional Information

Total Extent of the Proposed Layout - 5.1275 Acres or 20760.00 Sq.m
No of Plots - 109 Nos
Layout Road Area Handed over to Local body - 6204.17 Sq.m
Local Body (A) - 76.07 Sq.m (0.52%)
TANGEDCO (B) - 77.22 Sq.m (0.53%)

OSR - 1462.50 Sqm (10.04%)

Copy To:
1. Mr.T.Venkatesan and Mr. S.Pirayon
No-1, Ramasamy Nagar ,
Near Anna Nagar
Cuddalore District

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 2 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	31140	08/10/2025
2	OSR Fee		
3	Centage Charges	36000.00	18/10/2025
4	Development Charges	31140.00	18/10/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	48000.00	18/10/2025

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:2025.10.23 17:25:28