Layout Application - Final Approval Letter

Roc No: ROC No. 8X1NV28U/2025/TCP

Date: 2/19/26 5:00 PM

From:

Village Panchayat

Pulavanur

To :

Mr. Joseph Francois Patrick
Door No 20, Plot No 3, Kondareddy Street
Reddiyarpalayam
Pudhucherry – 605010

Online Application Number: 8X1NV28U

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Panruti Taluk – Annagramam Panchayat Union - Pulavanur Village – S.No 206/6 – Extent of 1.73 Acres or 7000.00 Sq.m – Final Approval issued.

Ref :

1. Applicant Mr.Joseph Francois Patric, Online Reference No. 8X1NV28U /2025, Letter Dated: 03.04.2025.
2. District Town and country planning Office, Cuddalore District Letter No. 8X1NV28U /2025/TCP (Road pattern issued on dated: 16.05.2025).
3. Joint Director Agriculture department, Letter Roc.No. C2/6023/2025 Dated: 21.04.2025.
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: 1819/2025 /2024, dated: 22.05.2025)
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. 16.05.2025 and 27.05.2025 (Requiring OSR Fee and Centage Fee).
15. Applicant's Demand payment Submitted Letter, Dated: 27.05.2025 and 28.05.2025 (OSR Fee, Development Charges and 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.
18. Local body to be furnished with Ref No 2026021644995, Date: 16-02-2026.
19. Village Panchayat Resolution No : 107, Dated: 17-02-2026.

Body:

1. As per the condition, the layout has been approved and approved number issued as LP/ DTCP (CUDD) No. 76/2025, 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 byTNRERA
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
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:
Copy To:
1. Mr. Joseph Francois Patrick
Door No 20, Plot No 3
Kondareddy Street
Reddiyarpalayam
Pudhucherry - 605010
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,
Panruti 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:2026.02.19 17:00:18