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Layout Application - Final Approval Letter

Roc No: 02/2024

Date: 9/4/24 4:12 PM

From:

Village Panchayat

Tholudur

To :

1. Applicants Mr.A.Ramachandiran Online Reference No.VY2SV2MB/2024/TCP, Letter Dated:07.05.2024

Online Application Number: VY2SV2MB

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Thittakudi Taluk – Mangalor
Panchayat Union - Vaithiyanathapuram Village – R.S.No. 175/3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F – Extent of 1.79 ¼ Acres or
7250.00 Sq.m – Technical clearance issued – forwarded for further action - Reg.

Ref :

1. Applicants Mr.A.Ramachandiran Online Reference No.VY2SV2MB/2024/TCP, Letter Dated:07.05.2024.

Body:

1. Applicants Mr.A.Ramachandiran Online Reference No.VY2SV2MB/2024/TCP, Letter Dated:07.05.2024.
2. District Town and country planning Office, Cuddalore District Letter No.VY2SV2MB/2024/TCP (Road pattern
issued on dated:02.07.2024).
3. Joint Director Agriculture department, Letter Roc.No.E2/6970/2024 Dated:16.05.2024.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicants Mr.A.Ramachandiran, (Gift deed document No:992/2024, dated:07.08.2024)

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.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.02.07.2024 and 14.08.2024 (Requiring OSR Fee , Development Fee and Centage
Fee).
15. Applicants Mr.A.Ramachandiran Demand payment Submitted Letter, Dated:07.08.2024 and 14.08.204 (OSR Fee ,
Development Fee and Centage
Ref :
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, Thittakudi
Taluk, Mangalor
Panchayat Union, Vaithiyanathapuram Village, R.S.No. 175/3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F – Extent of 1.79 ¼ Acres or
7250.00 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
02.07.2024. Further the
applicant Mr.A.Ramachandiran has gifted the road, road splay and public areas have been handed over to the
Vaithiyanathapuram Panchayat on
07.08.2024. 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. /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 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
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:
Copy To:
1. Mr.A.Ramachandiran
No. 2/258,
North Street,
Thozhudur Post,
Thittakudi Taluk,
Cuddalore District - 607006.
2. Tasildar,
Thittakudi Taluk,
Cuddalore
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008
4. Sub Registrar,
Thozhudur 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:2024.09.04 16:12:38

தீர்மான நகல்

தொழுதூர் ஊராட்சி

மங்களூர் ஊராட்சி ஒன்றியம்

20 24 ஆம் ஆண்டு நவம்பர் மாதம் 5 ந் தேதி செவ்வாய் கிழமை காலை / மாலை 11:00 மணிக்கு சாதாரண ஊராட்சி மன்ற அலுவலக கட்டிடத்தில் தலைவர் திரு. / திருமதி S. இளங்கோவன் அவர்கள் தலைமையில் நடைபெற்ற சாதாரண / அவசர / சிறப்புக் கூட்ட நடவடிக்கை குறிப்புகள்.

வருகை : திரு / திருமதி S. இளங்கோவன் தலைவர் / த.அ.

தலைவர் உள்பட வருகை தந்த உறுப்பினர்கள் 14 பேர்கள்

பொருள் : 12 தீர்மானம் : 96

தொழுதூர் ஊராட்சி வைத்தியநாதபுரம் பகுதியில் பொதுமக்கள் பயன்பாட்டில் உள்ள சி.ஏ. நிலத்தில் அடிப்படை வசதி 175/3A, 175/3C, 175/4A, 175/4B, 175/4C, 175/4D, 175/4E, 175/4F ஆகிய 2.00 ஹெக்டர் 1.79 1/4 சென்ட் மின் வசதி 7250 சதுர அடியில் குடிநீர் மேல்நிலை நீர்தேக்க தொட்டி மற்றும் சாலை வசதி ஏற்படுத்தி தரவேண்டி மனு அளித்தமைக்கு நன்றி தெரிவித்து தீர்மானம் நிறைவேற்றப்படுகின்றது. மேலும் மனுவில் கண்டுள்ள சி.ஏ. நிலத்தில் அடிப்படை வசதி ஏற்படுத்தி தரும் பொருட்டு 7250 சதுர அடியில் குடிநீர் மேல்நிலை நீர்தேக்க தொட்டி அமைத்தல் மற்றும் சாலை வசதி ஏற்படுத்தி தரும் பொருட்டு அளவீடு செய்யப்பட்டுள்ளது. அளவீடு செய்யப்பட்டுள்ள நிலத்திற்கு பட்டா மாறுதல் செய்து தரும் பொருட்டு தாசில்தார் அவர்களுக்கு பரிந்துரை செய்யப்படுகின்றது.

தீர்மானம் எண் : 96/ S. இளங்கோவன்

தலைவர் மற்றும் 8 உறுப்பினர்கள்

/உண்மை நகல்/

S. இளங்கோவன்

தலைவர்

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