Layout Application - Final Approval Letter

Roc No: 47/01-05-2025

Date: 5/23/25 12:37 PM

From:

Village Panchayat

Tholudur

To :

Applicant S.Rajaram, Thittakkudi Online Reference No.W74JOVIR/2025/TCP, Dated:03.01.2025

Online Application Number: W74JOVIR

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Cuddalore District – Thittakkudi Taluk – Mangalore panchayat
union – Thozhuthur Panchayat – Vaithiyanathapuram Village - R.S.No.175/2 - Extent of 2.14 Acres or 8650.00 Sq.m - Technical
Approval issued -Subam Nagar - Forwarded for further action - Reg.

Ref :

1. Applicant S.Rajaram, Thittakkudi Online Reference No.W74JOVIR/2025/TCP, Dated:03.01.2025
2. District Town and country planning Office, Cuddalore District Letter W74JOVIR/2025/TCP, (Road pattern issued
on Dated:11.03.2025).
3. Joint Director, Agriculture Department, Cuddalore District's Dry Land Noc Letter Roc.No.E2/18177/2024, Dated:27.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant S.Rajaram, Thittakkudi 27.03.2025, (Gift Deed Document No:387/2025, Dated. 21.03.2025)
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, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O.Ms. No.16, Municipal
Administration and Water Supply Department, 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. 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.
16. Demand payment Request Letter, Dated.27.03.2025 (Requiring Centage Charges, Subdivision Charges and
Ref :
Development Charges).
17. Applicant Thiru. S.Rajaram, Thittakkudi, Demand payment Submitted Letter, Dated: 03.04.2025 (Centage Charges,
Subdivision Charges and Development Charges).

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential layout in Cuddalore District,
Thittakkudi Taluk, Mangalore panchayat union, Thozhuthur Panchayat
and Vaithiyanathapuram Village, R.S.No. 175/2 with an Extent of 2.14 Acres or 8650.00 Sq.m for-Subam Nagar - Technical Approval.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on
11.03.2025. Further the applicant Thiru . S.Rajaram, Thittakkudi has
gifted the road, road splay and public areas have been handed over to the Block Development Officer, Mangalore panchayat
union on 21.03.2025. 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. 35/2025, 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 9th 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:
Additional Information
Total Extent of the Proposed Layout - 2.14 Acre or 8650.00 Sq.m
No of Plots - 49 Nos
Layout Road Area Handed over to Local body - 2632.68 Sq.m
Local Body (A) - 41.56 Sq.m (0.68%)
TANGEDCO (B) - 44.18 Sq.m (0.73%)
OSR - 611.65 Sq.m (10.16%)
Layout Conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan approved by the District Town and Country
Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the above two conditions
. 4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also, only in those places where
the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019
should be allowed by the local body only after obtaining the prior
approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the
road or as shown on the approved Layout Plan
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing

the buildings in the plots, the
applicant should be obtained permission from the District Town and
Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises regarding the right of land for the plot,
it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift deed document) of handover of the public
open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall be permanently published at the entrance of
the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of
resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be asserted on the ground that
subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situation where the Planning Permission /
Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be
cancelled by the District Town and Country Planning Office
without any prior notice.
13. A copy of the Plan approved by the Cuddalore District Town and Country Planning office along with a copy of this order shall
be compulsorily provided to the purchasers while selling
plots for sale.
Assistant Director,
District
Town and Country Planning Office,
Cuddalore District.
Copy To:
1. Thiru. S.Rajaram,
No.35,Anaikattu street,
Kosapallam village,
Thittakkudi Taluk,
Cuddalore -606105.
2. The Tasildar,
Tamil Nilam,
Thittakkudi Taluk,
Cuddalore District.
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008
4. The Sub Registrar,
Thozhuthur Sub Registrar Office,
Thittakkudi Taluk,
Cuddalore District.
5. The Assistant Director,
Survey and Land Records,
Cuddalore District.

Signature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.05.23 12:37:43
Village