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Layout Application - Final Approval Letter

Roc No: TX1I3WBP

Date: 3/13/25 4:15 PM

From:

Village Panchayat

Meladhanur

To :

Thiru. S.Kumar,
S/o. Subramaniyan,
No.22, 8th Cross, S.M.V.Puram,
Villiyanur Commune and Panchayat,
Pudhucherry State – 605110.

Online Application Number: TX1I3WBP

Sir/ Madam,

Sub :

Residential Layout Approval – Melathanur Panchayat and Village to Grant Permission to an Extent 2.00 Acres (or) 8100.00 Sq m The Land Bearing S.F.Nos. 53/2A– Cuddalore District , Thittakudi Taluk, Mangalore Panchayat Union , Melathanur Panchayat and Village Technical Approval is Issued.

Ref :

1. Applicants Thiru. S.Kumar, Online Reference No. TX1I3WBP/2024/TCP, Dated:09.12.2024.

2. District Town and country planning Office, Cuddalore District Letter No. TX1I3WBP/2024/TCP, Road pattern issued on dated:04.01.2025.

3. Joint Director, Agriculture Department, Cuddalore District's Dry Land Noc Letter Roc.No.C2/17827/2024, Dated:17.12.2024.

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

5. Applicants Thiru. Kumar, Gift deed document No:36/2025, Dated.09.01.2025.

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. Ref :

16. Demand payment Request Letter, Dated.09.01.2025 and 09.01.2025 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).

17. Applicant Thiru. S.Kumar, Demand payment Submitted Letter, Dated:09.01.2025 and 09.01.2025 (OSR Charges, Centage Charges, Subdivision Charges and Development Charges).

Body:

The Application Was Processed As per the prevailing rules and after Perusing the records and after conducting site inspection , The applicant was directed to handover the portion of land earmarked for roads, Public purpose meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th citied above and on receipt of payment of charges such as Centage Charges, OSR Charges , Subdivision Charges and Development Charges vide reference 17th citied above ,The Technical Approval is Assigned as

SWP/DTCP/ Cuddalore District - L.P/A.D.T.C.P (Cud) No: 05/2025

The Technical Approval is Issued to the mentioned Layout subject to the following conditions.

1) The Local authority shall accord permission duly following the rules/regulations Order issued from time to time under the Respective Acts.

2) Melathanur Panchayat and Village Resolution No - 59/2025,Dated :26/02/2025

3).Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.

4).The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

5).Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

6).The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

7).Every plot deed registration should be accompanied by a copy of this layout approval map.

8).The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.03.13 16:15:50



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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