Town and Country Planning Department(Planning Permission)

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

ROC No. GRLXASAR/2023/2023/TCP Date : 23/11/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Mr. BHUVANESHWARAN
NO 769, DHUROWPATHI AMMAN KOIL STREET,
KOTLAMPAAKAM,
PANRUTI,
CUDDALORE-607108

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning- Cuddalore District– Panruti Taluk, Annagramam Panchayat Union,Kotlampakkam Village, S.No. 19/3B1B,4B,5B– Extent in 1.78 Acres or 7215.00 sqm- Technical clearance issued - Planning Permission Issued - forwarded for further action Reg

Ref : 1. Applicants Mr. BHUVANESHWARAN online vide reference No. GRLXASAR /2023, dated.25.10.2022.

2. District Town and country planning Office, Cuddalore District Letter No. GRLXASAR /2023 (Road pattern issued on dated:07.11.2023).

3. Joint Director Agriculture department, Letter E2/13210/2023, Dated:09.10.2023.

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

5. Applicants Mr. . BHUVANESHWARAN, Letter, Dated:17.11.2023. (Gift deed document no:2645/2023 dated:15.11.2023).

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:07.11.2023 and 18.11.2023 (requiring payment of OSR Charges, Centage Fee).

15. Applicants Mr. BHUVANESHWARAN, Letter, Dated:17.11.2023 and 18.11.2023 (Payment of OSR Charges, 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.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District– Panruti Taluk,
Annagramam Panchayat Union,Kotlampakkam Village, S.No. 19/3B1B,4B,5B– Extent in 1.78 Acres or 7215.00 sqm forwarded to Director of
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 the directorate on 07.11.2023. Further the applicant Mr. BHUVANESHWARAN has gift deed the road splay and park areas has been handed over to the Local
body on Dated:15.11.2023. 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/130 /2023 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 12th, 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 9th 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 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, park 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	1.78 Acres or 7215.00 Sq.m
No of Plots	48
Layout Road Area Handed over to Local body	2239.353 Sq.m
Local body (A)	31.88 Sq.m
TANGEDCO (B)	31.88 Sq.m

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10823	25/10/2023
2	OSR Fee	32341	17/11/2023
3	Centage Charges	15000.00	18/11/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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:2023.11.23 17:32:27