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Town and Country Planning Department(Planning Permission)

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

ROC No YXTEA01Y/2024/TCP

Date : 03/07/2024

From

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Sanniyasipettai Village,
Annagramam Panchayat Union,
Panruti Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Panruti Taluk – Annagramam Panchayat Union - Sanniyasipettai Village – R.S.Nos.177/1A2, 2A2 & 3A2 – 3.21 Acres or 13000.00 sqm - Technical clearance issued – forwarded for further action - Reg.

Ref :

1. Applicants Mr.E.Vijayakumar Online Reference No.YXTEA01Y/2024/TCP, Letter Dated:30.04.2024.

2. District Town and country planning Office, Cuddalore District Letter No.YXTEA01Y/2024/TCP (Road pattern issued on dated:30.04.2024).

3. Joint Director Agriculture department, Letter Roc.No.E2/5785/2024 Dated:17.04.2024.

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

5. Applicants Mr.E.Vijayakumar, (Gift deed document No:1805/2024, dated:20.05.2024).

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.29.05.2024 (Requiring Centage Fee).

15. Applicants Mr.E.Vijayakumar, Demand payment Submitted Letter, Dated:29.05.2024 (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, Sanniyasipettai Village, R.S.Nos.177/1A2, 2A2 & 3A2 – 3.21 Acres or 13000.00 sqm 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 30.04.2024.
Further the applicant Mr.E.Vijayakumar has gifted the road, road splay and public areas have been handed over to the Sanniyasipettai Village
and Panchayat on 20.05.2024. 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.66/2024, 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:

Additional Information	
Total Extent of the Proposed Layout	- 3.21 Acres or 13000.00 sqm
No of Plots	- 39 Nos
Layout Road Area Handed over to Local body	- 3925.87 Sq.m
Local Body (A)	- 48.90 Sq.m (0.53%)
TANGEDCO (B)	- 48.50 Sq.m (0.52%)
OSR	- 910.50 Sq.m (10.03%)

Copy To:

1. Mr.E.Vijayakumar,
   No.291, Cuddalore Main Road,
   Thottipallavarayanatham,
   Sanniyasipettai Village,
   Panruti Taluk,
   Cuddalore District.

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

GOVERNMENT OF TAMILNADU
SOUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	19500	04/04/2024
2	OSR Fee		
3	Centage Charges	22500.00	29/05/2024
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: 2024.07.03 10:46:40

கலைஞர் 100
1924 - 2023

நகர் ஊரமைப்பு துறை

அனுப்புநர் :
திரு.ஞா.புருஷோத்தமன் பி.இ. எம்,பிளான்,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்:34, தமிழ் முத்து நகர்,
கோண்டூர், கடலூர் – 607 006 .
தொலைபேசி எண்:04142–290346
மின்னஞ்சல்: ms.cudlpa@gmail.com

பெறுநர் :
திரு.E.விஜயகுமார்,
எண்.291, கடலூர் மெயின் ரோடு,
தொட்டிபல்லவராயநத்தம்,
சன்னியாசிப்பேட்டை கிராமம்,
பண்ருட்டி வட்டம்,
கடலூர் மாவட்டம்..

ந.க.எண்: 1080 /2024/க.மா, **நாள் : 15.10.2024**

அய்யா / அம்மையீர்,

பொருள்: Single Window Portal – மாவட்ட நகர் ஊரமைப்பு அலுவலகம் – கடலூர் மாவட்டம் – பண்ருட்டி வட்டம் – அண்ணாகிராமம் ஊராட்சி ஒன்றியம் – சன்னியாசிப்பேட்டை கிராமம் – சர்வே எண். 177/1A2, 2A2 மற்றும் 3B இல் 3.21 ஏக்கர் பரப்பளவில் அமையும் "LP/DTCP(CUDD) No.66/2024" என எண்ணிடப்பட்டு மனைப்பிரிவு ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவில் சர்வே எண் தவறுதலாக உள்ளதை திருத்தம் செய்து வழங்குவது – தொடர்பாக.

பார்வை :
1. மனுதாரர் திரு.E.விஜயகுமார் அவர்களின் இணையதள விண்ணப்பம் எண். YXTEA01Y / 2024 நாள்.30.04.2024.
2. கடலூர் மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் அவர்களின் மனைப்பிரிவு திட்ட அனுமதி கடிதம் எண். YXTEA01Y /TCP/2024 நாள்.03.07.2024

மேற்காண் பொருள் தொடர்பாக பார்வை 1இல் கண்டுள்ள மனுதாரர் திரு.E.விஜயகுமார் அவர்கள் இணையதளம் மூலம் ஒற்றை சாளர வழி (Online Single Window Portal) மூலம் மனைப்பிரிவு ஒப்புதல் வேண்டி விண்ணப்பித்தார். பார்வை 2இல் கண்டுள்ள இவ்வலுவலக இணையதள கடிதம் மூலம் "LP/DTCP(CUDD) No.66/2024" என எண்ணிடப்பட்டு மனைப்பிரிவு ஒப்புதல் வழங்கப்பட்டுள்ளது. பார்வை 2இல் கண்டுள்ள மனைப்பிரிவு செயல்முறை கடிதத்தில் க.ச.எண்.177/1A2, 177/2A2 (ம) 177/3B என குறிப்பிடுவதற்கு பதிலாக 177/1A2, 177/2A2 (ம) 177/3A2 என தவறுதலாக தட்டச்சு பிழை ஏற்பட்டுள்ளது. மேலும் மனைப்பிரிவு அட்டவணையில் மொத்த மனைகள் 72 ற்கு பதிலாக 39 என தவறுதலாக தட்டச்சு பிழை ஏற்பட்டுள்ளது.

எனவே மேற்படி ஒப்புதல் மனைப்பிரிவு "LP/DTCP(CUDD) No.66/2024"இன் செயலாணை கடிதத்தில் சன்னியாசிப்பேட்டை கிராமம் புல எண். 177/1A2, 177/2A2 (ம) 177/3A2 என தவறுதலாக உள்ளதனை புல எண். 177/1A2, 177/2A2 (ம) 177/3B என திருத்தி படிக்குமாறும். மேலும் மனைப்பிரிவு அட்டவணையில் மொத்த மனைகள் 32 என தவறுதலாக உள்ளதனை 72 என திருத்தி படிக்குமாறும் கனிவுடன் தெரிவித்துக்கொள்ளப்படுகிறது.

உதவி இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கடலூர் மாவட்டம்.
15/10/2024



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