



Layout Application - Final Approval Letter

Roc No: 46/A1/2024

Date: 8/29/24 1:37 PM

From:

Executive officer

2,Kedavetti Street, Mangalampettai

To :

Mr.C.Krishnamoorthy,
163,Periyar Street,Society Nagar,Pallipattu Village
Vridhachalam TK

Online Application Number:

Q3W6VU76

Sir/ Madam,

Sub :

Residential Layout – Cuddalore District – Mangalampettai Town Panchayat - Vridhachalam Taluk – Mangalampettai Village, NilaNagar -S.F.No: 38/2A1, 38/2A2, 38/2A3, 38/2A4, 38/2A5, 38/2A7, 38/2A9, 38/2A10, 38/2A11, 38/2A12, 38/2A131 – Site extent of 2.43 1/2 acre – Technical Clearance issued by DTCP – Final Approval given by Local Body - Reg

Ref :

1. Alteration of plot sizes, layouts and sizes of roads, common allotment sizes and further subdivision of plots contrary to the technical drawings approved by the Cuddalore Town and Country Planning Department shall not be done without the prior approval of the Town and Country Planning Department .
2. Corners of plots located at the junction of two roads should be laid with the splay shown on the approved map.
3. No plot shall be sold, leased or otherwise transferred or any building erected on any plot before the fulfillment of the above two conditions.
4. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, in those places where change of land use is required, the prior approval of Town and Country Planning Department should be obtained only for those mentioned in Residential Use mentioned in TNCDDBR-2019.
5. If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the edge of the road or as shown on the approved plot plan.
6. The hollow portion of the plot 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 of the road boundary not exceeding 9.00 meters apart from each other.

8. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.
9. At the place where the Layout has been approved, the layout approved order No. and date the council resolution number and date should be clearly mentioned and permanently published through a notice board.
10. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.
11. A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.
12. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.
13. Plots allotted to economically weaker section should not be consolidated or converted. But in rural areas, if the EWS plots remain unsold after more than 3 years of approval of Layout, G.O.Ms.No. 16 Municipal Administration and Water Supply Department Dated, as on 31.01.2020 EWS plots should be applied for and proper approval obtained.
14. No use for construction of shop, warehouse and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The Layout should be subdivided in the land survey documents for the intended use.
15. Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.
16. An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.
17. There shall be an open space of at least 3 meters between the rear boundary of each plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75 meters above the rear ground level of the plot.
18. In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.
19. Do not level the ground more than necessary for laying the foundation, repair the landslide, dig the soil from the plot and make ditches and pits.
20. The approved Layout site map shall be permanently published for public view through a 6' x 4' permanent notice board at the entrance of the Layout without any alteration / omission.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 2.43 1/2 Acres at Mangalampettai Village, Nilanagar SF No. 38/2A1, 38/2A2, 38/2A3, 38/2A4, 38/2A5, 38/2A7, 38/2A9, 38/2A10, 38/2A11, 38/2A12, 38/2A131 In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Cuddalore District Town and Country Planning on 28.03.2024. Further with reference to the gift deed in the 3rd cited the applicant has submitted road and road splay areas and Park by handing over to the local body on 08.02.2024

With Reference to the letter 4th cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Cuddalore District. With reference to the 5th cited The Mangalampettai Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 236 Dated.27.06.2024. Hence the above Layout is given final approval with the following conditions



Signature valid

Signed by: Executive Officer
Location: Cuddalore
Date: 2024.08.29 13:37:54



Executive officer

நதர் உறுதியளிப்பதற்கு - கட்டுமான மாவட்டம்

கடலூர் மாவட்டம், வித்தியாசம் வட்டம், மங்கலம்பேட்டை கிராமம், மங்கலம், கீரி
பாளையம், சிவசுந்தரி : 38/2A1, 38/2A2, 38/2A3, 38/2A4, 38/2A5, 38/2A7,
38/2A9, 38/2A10, 38/2A11, 38/2A12, 38/2A13 - ஆகியவற்றின் அமைப்பு
குடியிருப்பு மகாபாரதத்தின் கீழேயும், ரூபாய் மூலம் அமைப்பு
கடலு 1 கட்டிடம் 33 கட்டிடம்



கோடு எண்: 19360/2023 (அ.ம)

நுழை:

மாவட்டத்தை வரம்பு : 2.43 டீசல் (9870.00 ரூ. பி)

கோடு எண்: 61

குடிசை மாவட்டம் : 64

மாவட்டம் எண்

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சிவசுந்தரி எண்: 37
38.0 டீசல் குடியிருப்பு மாவட்டம்

சிவசுந்தரி எண்: 38/1A1
குடியிருப்பு மாவட்டம்

சிவசுந்தரி எண்: 38/1A3
குடியிருப்பு மாவட்டம்



Signature valid Signature valid

சுமார் உதவி அமைச்சர்

அமைச்சர் தலை - III

கடலூர் மாவட்டம் / அமைச்சர் தலை

கடலூர் மாவட்டம் எண்: Q3W6V076

ம.வ.ந.உ.உ.இ.க.ம.இ.எண்: 37/2024

உதவி அமைச்சர்
ம.வ.ந.உ.உ.இ.க.ம.இ.எண்: 37/2024