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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. ROC No. KZ2QNEHR/2024/TCP9 Date : 07.03.2025 Date : 07/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Block Development Officer,
Cuddalore Panchayat Union,
Cuddalore Taluk.
Cuddalore District.

Sir/ Madam,

Sub : SWP Online Application Ref No: KZ2QNEHR - Residential Layout-District Town and Country Planning Office, Cuddalore - Application received for the approval of Layout - Survey Nos. 26/4A1B,26/4A3,26/4B,26/5,27/1,27/2,27/3,27/4,27/6,27/7,27/8,27/9A,27/9B,27/10,27/11A1, 27/11B1A,27/11B2A and 30/1A of Vadapuram Keezhpathi Village - Pudukadai Panchayat – Cuddalore Panchayat Union -Cuddalore Taluk- Cuddalore District- Site Extent – 13.75 Acres (55647.00 Sq.m) – Technical Concurrence received from Directorate - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. S.Sundaram, Chennai Layout application received through online vide reference KZ2QNEHR /2024, dated:- 23.12.2024.

2. The Assistant Director, Cuddalore District Town and Country Planning office Inspection Report of Online Application No KZ2QNEHR /2024, Dated: 26.12.2024.

3. Directorate of Town and Country Planning Department , Chennai Online Application No KZ2QNEHR /2024 / TCP-9, dated: 18.02.2025. (Road pattern issued)

4. Applicant Thiru. S.Sundaram, Chennai Gift Deed No. 738/2025, Dated: 24.02.2025

5. G.O.(Ms.) No.79, Housing and Urban Development department dated: 04-05-2017.

6. Joint Director, Agriculture Department, Cuddalore District Letter No. E2/17381/2024, Dated:12.12.2024.

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

8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

9. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.

12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

15. Directorate of Town and Country Planning Department , Chennai Letter), ROC No. KZ2QNEHR /2024/TCP9 Dated 05.03.2024(Technical Concurrence issued)).

16 . Demand payment Request Letter, Dated: 06.03.2025 (Requiring payment of Centage Fee and Development charges)

17. Applicant Thiru. S.Sundaram, Chennai, Layout application received through online vide reference KZ2QNEHR /2024,Dated 06.03.2025 (Payment of Centage Fee and Development charges)

18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

The Online application received for the issuance of concurrence for the Residential layout vide under reference 1st cited above. The Assistant Director of Cuddalore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Town and country Planning Office remarks, the application was processed and letter issued directing the applicant to handover the land earmarked for Road, Park , Local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the Gift deed soft copy from the applicant through online 4th cited above , in the reference 15th cited, Technical Concurrence has issued by the Directorate as per the Layout conditions mentioned below. The Concurrence number assigned to the Layout is LP/ DTCP No:21/2025. Following this, Technical approval for the Residential Layout is issued with following conditions.

On receiving the payment of charges such as Centage charges and Development Charges, vide under reference 17th cited above, the Technical Concurrence issued Layout enclosed with 2 set of original Maps has been forwarded with it for further action.

1. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 4th cited above to the concerned Local body and it 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 14th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 09th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 07th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities. b) The local body shall issue the final approval to the applicant(s) directly after usual fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.
2. With reference to the 10th and 11th cited letter, the concern local body must issue the final approval after transfer of earmarked road areas S.F.No sub-division in favour 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. 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.
5. 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)

6. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee	: Rs.83,471/-/- Dated 23.12.2024
Centage Charges	: Rs. 78,000/- Dated 06.03.2025
Sub Division Charges	:Rs.1,04,000/- Dated 06.03.2025
Development Charges	:Rs.83,470.50 Dated 06.03.2025
The Armed Force Flag Day charges	:Rs.35,000 (FD Fund Account No.970422/Dated 06.03.2025)

Additional Information:

Total Extent of the Proposed Layout	13.75 Acres or 55,647.00 Sq.m
No of Plots (including EWS Plots)	564 Nos
Layout Road Area Handed over to Local body	14966.90 Sq.m(26.89%)
Park	5585.30 Sq.m (13.73%)
Area of EWS Plots (No 23 to 41,44 to 48,53 to 57,74 to 81,100 to 132)	4095.90 Sq.m (10.07%)
Local Body (A)	224.00 Sq.m (0.55%)
TANGEDCO (B)	214.90 Sq.m (0.53%)

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 Directorate of 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.Sundaram,
No.140/109.Coral Merchant Street,
Mannadi,
Chennai 600 001

2.The Assistant Director,
Department of Land Survey and Records,
Cuddalore District.

3.TheTahsildar,
Cuddalore Taluk,
Cuddalore District.

4. The Sub-Registrar,
Cuddalore Sub-Registrar Office-1
Cuddalore District.

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor,
Gandhi Irwin Bridge Road,
Egmore.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	83471	23/12/2024
2	OSR Fee		
3	Centage Charges	78000.00	06/03/2025
4	Development Charges	83470.50	06/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	104000.00	06/03/2025

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:2025.03.07 16:03:40



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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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