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Layout Application - Final Approval Letter

Roc No: 01/2025 Date: 3/4/25 5:34 PM

From:

Village Panchayat

Anguchettipalayam

To :

Mr. M.Diagaradjane and 02 Others,
NO-9, EIGHTH CROSS STREET,
Sundaramoorthy Vinayagapuram,
Villiyanur,
Puducherry - 605110

Online Application Number: 81FXC7S1

Sir/ Madam,

Sub :

Residential Layout - Office of the Executive Authority(Special Officer), - Cuddalore District – Panruti Taluk – Panruti Panchayat
Union - Anguchettipalayam Village – R.S.No R.S.Nos.269/1B, 269/2B – Extent of 0.81 Acres or 3280.00 Sq.m – Final Approval - Reg.

Ref :

1. Applicants Mr. M.Diagaradjane and 02 others online Reference No. 81FXC7S1/2024, Letter Dated: 25.12.2024.
2. District Town and country planning Office, Cuddalore District Letter No. 81FXC7S1/2024/TCP (Road pattern issued on dated:
08.01.2025).
3. Joint Director Agriculture department, Letter Roc.No. C2/17829/2024 Dated: 17.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant's, (Gift deed document No: 81/2025, dated: 20.01.2025)
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.08.01.2025 and 22.01.2025 (Requiring OSR Fee and Centage Fee).
15. Applicant's Demand payment Submitted Letter, Dated: 20.01.2025 and 23.01.2025 (OSR Fee, Development
Ref :
Charges and 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.
18.Village Panchayat Resolution No.02, Dated.13.02.2025
19. Local Body Demand Payment Dated.17.02.2025
20. Land Use Coversion Charges Challan No. 20250304015428, Dated.04.03.2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District, Panruti
Taluk, Panruti Panchayat Union - Anguchettipalayam Village – R.S.No R.S.Nos.269/1B, 269/2B – Extent of 0.81 Acres or 3280.00 Sq.m.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by DTCP office on
08.01.2025. Further the applicant has gifted the road, road splay and public areas had been handed over to the local body on 20.01.2025.
Hence, for this residential layout, Technical Approval has been accorded and Final Approval given with the following conditions.
1. As per the condition, the layout has been approved and approved number issued as LP/ DTCP (CUDD) No. 08/2025, and
enclosed with 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 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, public areas S.No subdivision 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.
Additional Information
Total Extent of the Proposed Layout - 0.81 Acres or 3280.00 Sq.m
No of Plots - 25 Nos
Layout Road Area Handed over to Local body - 852.25 Sq.m
Local Body (A) - 20.07 Sq.m (0.82 %)
TANGEDCO (B) - 18.70 Sq.m (0.77 %)
OSR - Equivalent Guide Line Value has been remitted
Copy To:
1. Block Development Officer(VP)
Panruti Panchayat Union,
Cuddalore District.
2. The 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,
Pudhupettai Sub Registrar Office,
Cuddalore District
5. Assistant Director,
Survey and Land Records,
Cuddalore District

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.03.04 17:34:20



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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