Layout Application - Final Approval Letter

Roc No: HGCNW67H/2024 Date: 8/22/24 3:12 PM

From:

Village Panchayat

Vazhuthalampattu

To :

ASHWIN KUMAR PORWAL AND SURESH
NO 55 FIRST CROSS STREET
,RAINBOW NAGAR ,PONDY
,Vilupuram,Viluppuram,Vilupuram,605001

Online Application Number: HGCNW67H

Sir/ Madam,

Sub :

residential layout in Cuddalore District, Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vazhuthalampattu Village – R.S.Nos.458/7 - 4.17 Acres or 16900.00 Sq.m

Ref :

1. Applicants Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh Online Reference No.HGCNW67H/2024/TCP, Letter Dated:12.07.2024.

2. District Town and country planning Office, Cuddalore District Letter No.HGCNW67H/2024/TCP (Road pattern issued on dated:30.07.2024).

3. Joint Director Agriculture department, Letter Roc.No.E2/9851/2024 Dated:22.07.2024.

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

5. Applicants Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh, (Gift deed document No:1734/2024, dated:01.08.2024)

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 MunicipalAdministration 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.02.08.2024 (Requiring Centage Fee).

15. Applicants Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh Demand payment Submitted Letter, Dated:02.08.204 (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. District Town and country planning Office, Cuddalore District Letter NO:98/2024 (Planning permission Issued on dated:07.08.2024).

19.Local bodies Demand Payment Submitted on :21.08.2024

20. Village Panchayat Resolution No 62/2024 , Dated 09.08.2024

Body:

Residential layout in Cuddalore District, Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Vazhuthalampattu Village – R.S.Nos.458/7 - 4.17 Acres or 16900.00 Sq.m

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 30.07.2024. Further the applicant Mr.J.Ashwin Kumar Porwal and Mr. M.Suresh has gifted the road, road splay and public areas have been handed over to the Vazhuthalampattu Panchayat on01.08.2024. Hence, planning permission for Residential layout has been issued by the Cuddalore District office No:98/2024 on 07.08.2024.

Local body on Dated: 07.08.2024. this residential layout has been approved with Village Panchayat Resolution No. 62/2024, Dated 09.08.2024 with below conditions.
LAYOUT CONDITIONS

1. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

2. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.

3. 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 change is plot land use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.

4. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

5. The low laying part of the layout area should be raised to street level

6. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.

7. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permissionfrom the Town and Country Planning dept or the Local Body Office concerned.

8. 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 ownership 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 Body, a copy of the approval should be sent Body: to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

Copy To:

1) Block Developement Officer,
Kurinjipadi Panchayat,
Kurinjipadi Taluk, Cuddalore District

2. Tasildar,
Kurinjipadi Taluk, Cuddalore

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

4. Sub Registrar,
Kullanchavadi Registrar Office, Cuddalore District

5. Assistant Director,
Survey and Land Records, Cuddalore District

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.08.22 15:12:01