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Layout Application - Final Approval Letter

Roc No: 02/2024

Date: 10/18/24 4:46 PM

From:

Village Panchayat

Nallathur

To :

Thiru. S.G.Arumugam,
No.61, Lakshmi Nagar,
Uruvaiyar Village,
Villiyanur, Puducherry

Online Application Number: LIC8KC4F

Sir/ Madam,

Sub :

Residential Layout – Office of the Executive Authority - Cuddalore District - Cuddalore Taluk - Cuddalore Panchayat Union - Nallattur Panchayat – Melakuppam Village - R.S.Nos.80/2B, 3A, 3D, 4A - Extent of 1.17 Acres or 4750 Sq.m – Final Approval – Reg

Ref :

1. Applicants Thiru. S.G.Arumugam, Online Reference No. LIC8KC4F/2024/TCP, Dated:27.09.2024.
2. District Town and country planning Office, Cuddalore District Letter No. LIC8KC4F/2024/TCP, (Road pattern issued on dated:08.10.2024).
3. Joint Director, AgriCulture Department, Cuddalore District's Dry Land NOC Letter Roc.No.E2/13387/2024, Dated:24.09.2024.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Thiru. S.G.Arumugam, (Gift deed document No:4709/2024 Dated.09.10.2024)
6. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. Ms. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O.Ms. No.16, Municipal Administration and Water Supply Department, dated:31.01.2020.
9. G.O. Ms. No.141, Housing and Urban Development Department, Dated:23.09.2020.
10. G.O. Ms. No.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. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
15. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.
16. Demand payment Request Letter, Dated.08.10.2024 and 14.10.2024 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
17. Applicants Thiru.S.G.Arumugam, Demand payment Submitted Letter, Dated:13.10.2024 and 15.10.204 (OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
18. Village Panchayat Resolution No.164, Dated.14.10.2024.
19. Local Body Demand Payment Dated.18.10.2024.
20. Land Conversion Charges Challan No. 20241018030310, Dated.18.10.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District, Cuddalore Taluk, Cuddalore Panchayat Union, Nallattur Panchayat, Melakuppam Village, R.S.Nos.80/2B, 3A, 3D, 4A with an Extent of 1.17 Acres or 4750.00 Sq.m forwarded from Cuddalore District Town and Country Planning for Final Approval.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 08.10.2024. Further the applicants Thiru. S.G.Arumugam has gifted the road, road splay and public areas have been handed over to the Nallattur Panchayat on 09.10.2024. 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.144/2024, 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.
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.

Additional Information
Total Extent of the Proposed Layout - 1.17 Acres or 4750 Sq.m

No of Plots - 22 Nos
Layout Road Area Handed over to Local body - 1685.68 Sq.m
Local Body (A) - 32.66 Sq.m (1.07%)
TANGEDCO (B) - 27.52 Sq.m (0.90%)
OSR - Equivalent guide line value has been remitted

Copy To:
1. Block Development Officer(VP),
Cuddalore Panchayat Union,
Cuddalore Taluk,
Cuddalore District.
2. Tasildar,
Tamil Nilam,
Cuddalore Taluk,
Cuddalore
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008
4. Sub Registrar,
Cuddalore Joint I 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:2024.10.18 16:46:38



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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