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DIGITALLY VERIFIED RECORD

அனுப்புநர்
Ar.பிரபாகரன்.அ. B.Arch., M.C.P.,
உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்:34, தமிழ் முத்து நகர்,
கோண்டூர், கடலூர் – 607 006 .
தொலைபேசி எண்:04142-290346
மின்னஞ்சல்: ms.cudlpa@gmail.com

பெறுநர்
திரு.பிச்சமுத்து,
எண்.235/4, பெருமாளை ரோடு,
திட்டக்குடி,
திட்டக்குடி வட்டம்,
கடலூர் மாவட்டம்.

ந.க.எண்:138/2026/க.மா, நாள்: 17.02.2026

பொருள் திருத்தம் – மாவட்ட நகர் ஊரமைப்பு அலுவலகம் – கடலூர் மாவட்டம் – திட்டக்குடி வட்டம் – திட்டக்குடி நகராட்சி - சர்வே எண்.3/1B, 3/1B2, 3/1C2, 3/5A2, 3/2, 3/4, 3/6, 2/4B – ஆகிய புல எண்களில் உத்தேசிக்கப்பட்ட குடியிருப்பு மனைப்பிரிவுக்கு நகர் ஊரமைப்பு துறையால் தொழில்நுட்ப ஒப்புதல் அளிக்கப்பட்டது - ஒப்புதல் ஆணையில் புல எண்.2/4B என குறிப்பிடுவதற்கு பதிலாக 4/2B என குறிப்பிடப்பட்டுள்ளதனை திருத்தம் செய்ய கோரி பெறப்பட்ட மனு - தொடர்பாக.

பார்வை: 1. மனுதாரர் திரு.பிச்சமுத்து, திட்டக்குடி அவர்களின் கடிதம் நாள். 10.02.2026

கடலூர் மாவட்டம், திட்டக்குடி வட்டம், திட்டக்குடி நகராட்சி, சர்வே எண். 3/1B, 3/1B2, 3/1C2, 3/5A2, 3/2, 3/4, 3/6, 2/4B ஆகிய புல எண்களில் உத்தேசிக்கப்பட்ட குடியிருப்பு மனைப்பிரிவுக்கு அனுமதி கோரி இணையதள விண்ணப்பம் 527T02YAC/2024/TCP, நாள்.04.05.2024-ல் விண்ணப்பிக்கப்பட்டு, கடலூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகத்தால் LP/DTCP(CUDD) No.84/2024 நாள்.23.07.2025-ல் தொழில்நுட்ப ஒப்புதல் அளிக்கப்பட்டுள்ளது. ஒப்புதல் ஆணையில் புல எண்.2/4B என குறிப்பிடுவதற்கு பதிலாக புலஎண்.4/2B என மாற்றி குறிப்பிடப்பட்டுள்ளது.

எனவே, புல எண். 4/2B-ற்கு பதிலாக புலஎண். 2/4B என கருத்தில் கொள்ளுமாறு இதன் மூலம் தெரிவித்துக்கொள்ளப்படுகிறது.

17/2/26
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கடலூர் மாவட்டம்.

நகல்

1. உதவி இயக்குநர் (நில அளவை),
   மாவட்ட ஆட்சியர் அலுவலகம், கடலூர் மாவட்டம்.
2. வட்டாட்சியர்,
   திட்டக்குடி வட்டம் , கடலூர் மாவட்டம்
3. சார்பதிவாளர்,
   திட்டக்குடி சார்பதிவாளர் அலுவலகம், கடலூர் மாவட்டம்.
4. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority, (TNRERA Building),
   No.133, G Block I Avenue,
   Anna nagar (East), Chennai – 600102.

Town and Country Planning Department(Planning Permission)

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

ROC No. 527T0YAC/2024/TCP Date : 23/07/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Thittakudi Municipality,
Thittakudi Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Thittakudi Taluk – Thittakudi Municipality - Thittakudi Village – R.S.Nos.3/1B, 3/3B2, 3/1C2, 3/5A2, 3/2, 3/4, 3/6, 4/2B – 2.39 1/2 Acres or 9705.00 Sq.m – Extent - Technical clearance issued – forwarded for further action - Reg.

Ref : 1. Applicants Mr.D.Pichamuthu Online Reference No.527T0YAC/2024/TCP, Letter Dated:04.05.2024.

2. District Town and country planning Office, Cuddalore District Letter No.527T0YAC/2024/TCP (Road pattern issued on
dated:02.07.2024).

3. Joint Director Agriculture department, Letter Roc.No.E2/6677/2024 Dated:10.05.2024.

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

5. Applicants Mr.D.Pichamuthu, (Gift deed document No:1132/2024, dated:09.07.2024).
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 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.02.07.2024 and 12.07.2024 (Requiring OSR Fee and Centage Fee).

15. Applicants Mr.D.Pichamuthu, Demand payment Submitted Letter, Dated:10.07.2024 and 15.07.2024 (OSR Fee 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.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District, Thittakudi Taluk,
Thittakudi Municipality, Thittakudi Village, R.S.Nos.3/1B, 3/3B2, 3/1C2, 3/5A2, 3/2, 3/4, 3/6, 4/2B – 2.39 1/2 Acres or 9705.00 Sq.m forwarded
to Cuddalore District Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 02.07.2024.
Further the applicant Mr.D.Pichamuthu has gifted the road, road splay and public areas have been handed over to the Thittakudi Municipality
on 09.07.2024. 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.84/2024, 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 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 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

4. 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)

5. 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.

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

Copy To:
1. Mr.D.Pichamuthu,
No.235/4,
Perumulai Road,
Thittakudi Town,
Cuddalore District - 606106,

2. Tasildar,
Thittakudi Taluk,
Cuddalore

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

4. Sub Registrar,
Thittakudi Sub Registrar Office,
Cuddalore District

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14558	04/05/2024
2	OSR Fee	67365	10/07/2024
3	Centage Charges	16500.00	13/07/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Enclosure

1.Layout original map and Condition – 2 set

Cuddalore District.

Signature valid

Signed by: Assistant Director
Location:Cuddalore
Date:2024.07.23 17:55:04

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.