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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 36/11.06.2025 **Date:** 7/2/25 2:15 PM

From:

Village Panchayat

Eluthur

To :

Applicants M/s.A.Prabhu and A.Sellammal, Online Reference No. QP8TDB9V/2025, Letter Dated: 10.04.2025

Online Application Number: QP8TDB9V

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Tittakudi Taluk – Mangalore
Panchayat Union - Ezhuthur Village – S.No 345/5A & 345/6A – Extent of 2.30 Acres or 9300.00 Sq.m – Technical Approval
issued – Rasi Nagar- forwarded for further action - Reg

Ref :

1. Applicants M/s.A.Prabhu and A.Sellammal, Online Reference No. QP8TDB9V/2025, Letter Dated: 10.04.2025.
2. District Town and country planning Office, Cuddalore District Letter No. QP8TDB9V/2025/TCP (Road pattern issued on dated:
17.05.2025).
3. Joint Director Agriculture department, Letter Roc.No. C2/5044/2025 Dated: 25.03.2025.
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: 729/2025 /2024, dated: 23.05.2025)
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. 17.05.2025 and 26.05.2025 (Requiring OSR Fee and Centage Fee).
15. Applicant's Demand payment Submitted Letter, Dated: 26.05.2025 (OSR Fee, Development Charges and Centage Fee).
Ref :
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.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District – Tittakudi
Taluk –Mangalore Panchayat Union - Ezhuthur Village – S.No 345/5A & 345/6A – Extent of 2.30 Acres or 9300.00 Sq.m -Rasi Nagar- 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
17.05.2025.
Further the applicant has gifted the road, road splay and public areas have been handed over to the local body on 23.05.2025.
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. 73/2025, 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 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:
Additional Information
Total Extent of the Proposed Layout - 2.30 Acres or 9300.00 Sqm
No of Plots - 45 Nos
Layout Road Area Handed over to Local body - 3401.06 Sq.m
Local Body (A) - 40.18 Sq.m (0.68 %)
TANGEDCO (B) - 64.64 Sq.m (1.09 %)
OSR - Equivalent Guide Line value has been remitted
(Rs. 2,21,209 /-)
Copy To:
1. M/s. A Prabhu and A Sellammal
NO 1/231 Thiralapathi Amman Kovil Street
Tittakudi
Vagaiyur
Cuddalore - 606106
2. Tasildar,
Tittakudi Taluk,
Cuddalore
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A,
1st Floor,
Gandhi Irwin Bridge Road,
Egmore,

Chennai – 600008
4. Sub Registrar,
Thozhudhur Sub Registrar Office,
Cuddalore District
5. Assistant Director,
Survey and Land Records,
Cuddalore District
S.No Description of Charges Amount
1
3
4
5
6
Scrutiny fee
Centage Charges
Development Charges
Display Board Charges
Satellite town charge
13950 10/04/2025
15000.00 26/05/2025
Receipt No and Date
2 OSR Fee 221209 26/05/2025
13950.00 26/05/2025
7 Sub Division Charge 20000.00 26/05/2025
1.Layout original map and Condition – 2 set
Enclosure
Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,
Cuddalore

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.07.02 14:15:39

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.