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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 45/01-05-2025

Date: 5/20/25 12:31 PM

From:

Village Panchayat

Pothirumangalam

To :

Applicant Thiru. Ramesh, Avinangudi Online Reference No.BEBZ3VEJ /2025/TCP, Dated:19.02.2025

Online Application Number: BEBZ3VEJ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Cuddalore District – Tittakudi Taluk – Nallur Panchayat Union –
Kodikalam Panchayat and Village - R.S.No. 197/1D- Mangalore Panchayat Union – Pothiramangalam Panchayat and Village
–R.S.No. 26/1B1, 27/2B7B - Extent of 2.40 Acres or 9710.00 Sq.m - Technical Approval issued - Forwarded for further action -
Reg.

Ref :

Ref : 1. Applicant Thiru. Ramesh, Avinangudi Online Reference No.BEBZ3VEJ /2025/TCP, Dated:19.02.2025.
2. District Town and country planning Office, Cuddalore District Letter No. BEBZ3VEJ/2025/TCP, (Road pattern
issued on Dated:05.04.2025).
3. Joint Director, Agriculture Department, Cuddalore District's Dry Land Noc Letter Roc.No.E2/2082/2025, Dated:18.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Thiru. Ramesh, Avinangudi, Dated. 08.04.2025, (Gift deed document No:539/2025,910/2025 and 538/2025
Dated.07.04.2025)
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.
Ref :
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.05.04.2025 and 09.04.2025 (Requiring OSR Charges, Centage Charges, Subdivision
Charges and Development Charges).
17. Applicant Thiru. Ramesh, Avinangudi, Demand payment Submitted Letter, Dated:08.04.2025 and 09.04.2025 (OSR Charges,
Centage Charges, Subdivision Charges
and Development Charges).

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential layout in Cuddalore District, Tittakudi
Taluk, Nallur Panchayat Union,
Kodikalam Panchayat and Village, R.S.No. 197/1D, Mangalore Panchayat Union, Pothiramangalam Panchayat and Village,
R.S.No. 26/1B1, 27/2B7B with an Extent of
2.40 Acres or 9710.00 Sq.m for Technical Approval.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on
05.04.2025. Further the applicant Thiru.
Ramesh, Avinangudi has gifted the road, road splay, and public areas have been handed over to the Block Development Officer,
Nallur Panchayat Union and
Mangalore Panchayat Union on 07.04.2025. 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. 46/2025, 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 9th 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:
Additional Information
Total Extent of the Proposed Layout - 2.40 Acres or 9710.00 Sq.m
No of Plots - 51 Nos
Layout Road Area Handed over to Local body - 2705.12Sq.m
Local Body (A) - 38.00 Sq.m (0.54%)
TANGEDCO (B) - 38.00 Sq.m (0.54%)
OSR - Equivalent Guideline value remitted by Applicant
Layout Conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan approved by the District
Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the above two conditions
. 4. 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 land use is requested to be changed, only those developments mentioned in Residential use zone as
per TNCDBR - 2019 should be allowed
by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the
road or as shown on the approved
Layout Plan
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained permission
from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. 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
right 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 Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift deed document) of
handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall be permanently
published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board
along with the details of resolution
number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be asserted on
the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situation where the
Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted
to the layout will be cancelled by the
District Town and Country Planning Office without any prior notice.
13. A copy of the Plan approved by the Cuddalore District Town and Country Planning office along with a copy of this order shall
be compulsorily provided to the
purchasers while selling plots for sale.
Assistant Director,
District Town and Country Planning Office,
Cuddalore District.
Copy To:
1. Thiru. Ramesh,
No.3/28A, Pillaiyar Kovil street,
Avinangudi village,
Thittakudi Taluk,
Cuddalore District.
2. The Tasildar,
Tamil Nilam,
Tittakudi Taluk,
Cuddalore District.
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008
4. The Sub Registrar,
Tittakudi Sub Registrar Office,

Pennadam Sub Registrar Office,
Tittakudi Taluk,
Cuddalore District.
5. The Assistant Director,
Survey and Land Records,
Cuddalore District.

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.05.20 12:31:38

நல்லூர் ஊராட்சி ஒன்றியம் வட்டார வளர்ச்சி அலுவலர் (கி.ஊ) அவர்களின் நடவடிக்கைகள்.

முன்னிலை: திரு.கி.கொளஞ்சி

ந.க.எண்.ஆ1/1219/2023 நாள். .06.2025

பொருள்: அனுமதியற்ற மனைப்பிரிவுகள் வரன்முறைப்படுத்துதல் திட்டம் – நல்லூர் ஊராட்சி ஒன்றியம் – கொடிக்களம் ஊராட்சி எல்லையில் அமைந்துள்ள மனைப்பிரிவு சர்வே எண். 197/1Dல் 640ச.மீ அடி பரப்பளவில் அமைந்துள்ள 03 மனைகள் – அனுமதி வழங்கி உத்தரவிடல் – தொடர்பு.

பார்வை:

1. விண்ணப்பதாரர் திரு.ரமேஷ், ஆவினங்குடி என்பவரது ஆன்லைன் விண்ணப்பம் எண். BEBZ3VEJ / 2025/ TCP நாள். 03.06.2025.
2. மாவட்ட நகர் ஊரமைப்பு அலுவலகம், கடலூர் அவர்களின் கடித எண். BEBZ3VEJ / 2025/ TCP நாள். 05.04.2025.
3. உதவி இயக்குநர், வேளாண்மை துறை, கடலூர் அவர்களின் கடித ந.க.எண். Roc No. E2/2082/2025, நாள்:18.02.2025.
4. திட்ட இயக்குநர், நகர் மற்றும் கிராமம் திட்டமிடல் அவர்களின் சுற்றறிக்கை 19799/2020 நாள். 24.12.2020.
5. விண்ணப்பதாரர் திரு.ரமேஷ், ஆவினங்குடி என்பவரது ஆன்லைன் விண்ணப்பம் நாள். 08.04.2025 (Gift deed document No.539/2025, 910/2025 and 538/2025 dated 07.04.2025)
6. அரசாணை எண்.138 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித் துறை நாள். 04.06.2024.
7. அரசாணை எண்.79 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித் துறை நாள். 04.05.2017.
8. அரசாணை எண்.18 நகராட்சி நிர்வாகம் மற்றும் நீர் வழங்கல் துறை நாள். 04.02.2019 மற்றும் அரசாணை எண்.16 நகராட்சி நிர்வாகம் மற்றும் நீர் வழங்கல் துறை நாள். 31.01.2020
9. அரசாணை எண்.141 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித் துறை நாள். 23.09.2020.
10. அரசாணை எண்.181 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித் துறை நாள். 09.12.2020.
11. அரசாணை எண். 19113/Nov(3)/2017-1, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித் துறை நாள். 30.08.2017.
12. ஆணையர், நகர் மற்றும் கிராமம் திட்டமிடல் அவர்களின் சுற்றறிக்கை எண். 13686/2017/L1, நாள். 08.09.2017.
13. இயக்குநர், நகர் மற்றும் கிராமம் திட்டமிடல் அவர்களின் சுற்றறிக்கை எண். 320/2022/TCP3, நாள். 07.01.2022.

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உத்தரவு,

கடலூர் மாவட்டம் மங்களூர் ஒன்றியம், நல்லூர் ஊராட்சி ஒன்றியம், போத்திரமங்கலம் கிழக்கு மற்றும் கொடிக்களம் கிராமம் எல்லையில் 2.40 ஏக்கர் பரப்பளவில் 51 மனைகள் அமைப்பதற்கு இணைய வழி மூலம் உத்தரவு வரப்பெற்றது. இவற்றில் மங்களூர் ஊராட்சி ஒன்றிய

எல்லை போத்திரமங்கலம் கிராமம் கிழக்கு 48 மனைகளுக்கு மட்டும் சர்வே எண். 26/B1, 27/2B7Bல் மங்களூர் வட்டார வளர்ச்சி அலுவலர் அவர்களால் 20.05.2025 அன்று இணையவழி மூலம் வரன்முறைப்படுத்திட உத்தரவிடப்பட்டுள்ளது. மீதமுள்ள கொடிக்களம் ஊராட்சி எல்லையில் உள்ள 03 மனைகள் சர்வே எண். 197/1Dல் 640 ச.மீ பரப்பளவில் அமைந்துள்ள 03 மனைகளுக்கு மட்டும் மனையினை வரன்முறைப்படுத்திட வேண்டுமென பார்வை (1)ல் காணும் கடிதத்தின்படி விண்ணப்பித்துள்ளார்.

எனவே, மேற்படி உள்ள மனைகளுக்கு அரசு தலைப்பில் வரன்முறை செய்வதற்கு (640.மீ) ஒரு ச.மீட்டருக்கு ரூ.52.50 வீதம் ரூ.33600/– வரன்முறைக்கட்டணம் அரசு தலைப்பிலும் (கருவூல செலுத்து சீட்டு எண் 20250618010333 நாள். 18.06.2025, மேலும் வட்டர வளர்ச்சி கட்டணம் ஒரு ச.மீட்டருக்கு ரூ.25 வீதம் ரூ.16000/– மட்டும் வட்டார வளர்ச்சி அலுவலர்(கி.ஊ), ஊராட்சி ஒன்றியம், நல்லூர் என்ற பெயரில் வங்கி வரையோலையாக (வங்கி வரைவோலை எண் 722445 நாள். 18.06.2025) செலுத்தப்பட்டுள்ளது.

வ.எண்	மனை எண்	சர்வே எண்.
1.	1	197/1D
2.	2	197/1D
3.	3	197/1D

தற்போது மேற்காணும் அட்டவணையில் கலம் இரண்டில் குறிப்பிட்டுள்ள கொடிக்களம் ஊராட்சி எல்லையிலுள்ள 3 மனைகளுக்கு மட்டும் விற்பனைக்கு வரன்முறைப்படுத்தி உத்தரவிடப்படுகிறது.

19/6/25

வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)
ஊராட்சி ஒன்றியம், நல்லூர்.

பெறுதல்
திரு.R.ரமேஷ் த/பெ.ரங்கராஜ்,
பிள்ளையார் கோயில் தெரு,
ஆவினங்குடி அஞ்சல்,
திட்டக்குடி வட்டம், கடலூர் மாவட்டம்.

19/6/25

நகல்
1. சார் பதிவாளர் அலுவலகம், பெண்ணாடம்/திட்டக்குடி.
2. நகர் ஊரமைப்பு உதவி இயக்குநர், கடலூர் மாவட்டம்.

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

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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.