Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 01/2025 Date: 3/27/25 4:33 PM

From:

Village Panchayat

Pothirumangalam

To :

Tmt. R.Jayanthi,
W/o. Rajendiran,
No.05, Krishna Nagar,
Pudhupettai, Virudhachalam Town,
Cuddalore Distric

Online Application Number: H03QCC3F

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Cuddalore District - Thittakudi Taluk - Mangalore Panchayat
Union - Pothiramangalam Panchayat – Pothiramangalam East Village - R.S.Nos.42/2B, 42/3B - Extent of 4050.00 Sqm or 1.00
Acre - Technical Approval issued - forwarded for further action - Reg

Ref :

1. Applicant Tmt. R.Jayanthi, Online Reference No. H03QCC3F/2025/TCP, Dated:25.01.2025.
2. District Town and country planning Office, Cuddalore District Letter No. H03QCC3F/2025/TCP, Road pattern
issued on dated:05.02.2025.
3. Joint Director, Agriculture Department, Cuddalore District's Dry Land Noc Letter Roc.No.C2/434/2025, Dated:20.01.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Tmt. R.Jayanthi, Gift deed document No:248/2025, Dated.24.02.2025.
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.
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.05.02.2025 and 04.03.2025 (Requiring OSR Charges, Centage
Ref :
Charges, Subdivision Charges and Development Charges).
17. Applicant Tmt. R.Jayanthi, Demand payment Submitted Letter, Dated:03.03.2025 and 06.03.2025 (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, Thittakudi
Taluk, Mangalore Panchayat Union, Pothiramangalam
Panchayat, Pothiramangalam East Village, R.S.Nos.42/2B, 42/3B with an Extent of 4050.00 S.qm or 1.00 Acre 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
05.02.2025. Further the Applicant Tmt. R.Jayanthi has gifted the
road, road splay and public areas have been handed over to the Pothiramangalam Panchayat on 24.02.2025. 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.21/2025, 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 - 1.00 Acres or 4050.00 Sq.m
No of Plots (Including EWS Plots) - 16 Nos
Layout Road Area Handed over to Local body - 1621.12 Sq.m
Local Body (A) - 18.30 Sq.m (0.69%)
TANGEDCO (B) - 18.30 Sq.m (0.69%)
OSR - Equalent guideline value remmited by applicant.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.03.27 16:33:40



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate