Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. 7ZOMLTGT /2025/TCP Date : 24/11/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Block Development Officer
Cuddalore Panchayat Union
Cuddalore Taluk,
Cuddalore District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Cuddalore Taluk – Cuddalore Panchayat Union - Karaikkadu Village – S.No S.No. 125/12, 125/13, 126/1A1 – Extent of 2.27 Acres or 98846.00 Sq.m – Planning Permission issued – forwarded for further action - Reg.

Ref : 1. Applicants Mr.R. Rajendiran Online Reference No. 7ZOMLTGT /2025, Letter Dated: 08.11.2025.

2. District Town and country planning Office, Cuddalore District Letter No. 7ZOMLTGT /2025/TCP (Road pattern issued on dated: 18.11.2025).

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

4. Applicant's, (Gift deed document No: 6305 /2025 dated 19.11.2025).

5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

6. 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.

7. G.O.141, Housing and Urban Development Department, Dated:23.09.2020

8. G.O.181, Housing and Urban Development Department, Dated:09.12.2020

9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022

12. Demand payment Request Letter, Dated. 18.11.2025 and 20.11.2025 (Requiring OSR and Centage Fee).

13. Applicant's Demand payment Submitted Letter, Dated: 20.11.2025 and 21.11.2025 (OSR and Development Charges and Centage Fee).

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.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District – Cuddalore Taluk – Cuddalore Panchayat Union -
Karaikkadu Village – S.No S.No. 125/12, 125/13, 126/1A1 – Extent of 2.27 Acres or 98846.00 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 18.11.2025. Further the applicant has gifted the road,
road splay and public areas have been handed over to the local body on 19.11.2025. 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.163/2025 and (Cuddalore Local Planning Authority Planning
Permission No. 25/2025) 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. 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.

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

Total Extent of the Proposed Layout - 2.27 Acres or 98846.00 Sq.m
No of Plots - 38 Nos
Layout Road Area Handed over to Local body - 2599.00 Sq.m
Local Body (A) - 37.00 Sq.m (0.56%)
TANGEDCO (B) - 36.00 Sq.m (0.55%)
OSR - Equivalent Guide Line Value has been remitted by applicant

Copy To:
1. Mr.R.Rajendiran
No 1,Vandipalayam road,
Karaiyeravittakuppam,
Vasdipalayam
Cuddalore - 607004

2. Tasildar,
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 2 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	13775	08/11/2025
2	OSR Fee		
3	Centage Charges	14100.00	21/11/2025
4	Development Charges	13774.50	21/11/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18800.00	21/11/2025

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

Cuddalore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Cuddalore
Date:2025.11.24 17:25:10

Layout Application - Final Approval Letter

Roc No: B1/4011/2025 **Date:** 2/25/26 4:31 PM

From:

Village Panchayat

Karaikadu

To :

Mr.R.Raajendiren s/o N.Rajangam,
No.1, Vandipalayam road, Karaiyeravittakuppam, Vandipalayam, Cuddalore - 607004.

Online Application Number: 7ZOMLTGT

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union – Karaikadu Panchayat – Karaikadu Village - RS No.125/12, 125/13, 126/1A1 – Total Extent of 2.27 acre or 9183 Square meter - Final approval - Reg.

Ref :

1. Online letter from The Assistant Director, DTCP office, Cuddalore district ROC No. 7ZOMLTGT /2025/TCP, Date:24.11.2025
2. Karaikadu panchayat resolution number is 54, Dated.23.02.2026.
3. Demand Payment receipts
4. Other related documents

Body:

A proposal through online (Single Window Portal) has been received from The Assistant Director, DTCP office, Cuddalore district for final approval of “New residential Layout”. Necessary Scrutiny fees (Rs.13775/-), Centage Charge (Rs.14100/-), Development Charge (Rs.13774.50/-) and Sub Division Charge (Rs.18800/-) have been already paid in DTCP office, Cuddalore District.

Applicant named Mr.R.Raajendiren s/o N.Rajangam, No.1, Vandipalayam road, Karaiyeravittakuppam, Vandipalayam, Cuddalore - 607004 who has requested final approval for new residential layout comprised in R.S.Number 125/12, 125/13, 126/1A1, total extent of

2.27 acre or 9183 Square meter formed in Karaikadu village, Karaikadu Panchayat, Cuddalore Panchayat Union. This property owned by applicant wide document number 3042/2006, Dated.07.09.2006 and the same has been registered in book number 1 at Cuddalore Joint II Sub registrar office, Cuddalore District. Its Patta number is 1275.

The applicant provided basic amenities in the layout area like roads, street lights etc., and also paid following fees for final approval.
1) Layout approval fees Rs.2,96,520/- (Rupees Two Lakh Ninety Six Thousand Five Hundred and Twenty only) through online. Receipt number : 2026022356167, Date.23.02.2026.
2) Plot approval / Layout Inspection Fees fees Rs.38,000/- (Rupees Thirty Eight Thousand only) through online. Receipt number : 2026022356167, Date.23.02.2026.

Applicant gifted the land allotted for TANGEDCO (36 Sq.metre) and Local body usage (37 Sq.metre), Roads (2599 Sq.metre) and handed over to Karaikadu Panchayat in favour of SPECIAL OFFICER/BLOCK DEVELOPMENT OFFICER(VP), CUDDALORE. The Gift deed document registered in Cuddalore Joint II Sub registrar, Cuddalore District. Its document number is 6305/2025, Dated.20.11.2025 in book number 1. And Equivalent Guide Line Value for OSR land, an amount of Rs.65840/- (Rupees Sixty Five Thousand Eight Hundred and Forty only) has been remitted by applicant on 24.11.2025. The panchayat resolution has been passed in Karaikadu panchayat vide resolution number 54, Dated.23.02.2026 for this residential layout approval.

Hence it is here by accorded final approval for this layout which was technically approved by DTCP Office, Cuddalore vide approval number LP/ DTCP (CUDD) No.163/2025 and Cuddalore LPA No.25/2025 comprised in R.S.Number 125/12, 125/13, 126/1A1, total extent of 2.27 acre or 9183 Square meter with 38 plots situated in Karaikadu village, Karaikadu Panchayat, Cuddalore Panchayat Union.

And the applicant is instructed to follow “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”

Copy to
1. Assistant Director, DTCP Office, Cuddalore District.
2. The Sub Registrar, Cuddalore Joint II Sub registrar Office, Cuddalore District.
3. TNRERA, Chennai – 600008.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.02.25 16:31:01

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.