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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 85/2025/A1 **Date:** 12/10/25 4:36 PM

From:

Executive officer

180,Cuddalore Main Road,Gangaikondan,Virudhachalam(Tk),Cuddalore(Dt),607802

To :

P.Sanjeevi,
S/o. Pichamuthu,
No.C10, North Arcot Street,
Circle – 19,
Neyveli Town.

Online Application Number: J1CY2RQJ

Sir/ Madam,

Sub :

Residential Layout – Cuddalore District – Gangaikondan Town Panchayat – Virudhachalam Taluk – S.No 245/3 of Gangaikondan Town Panchayat – Extent of 1.06 Acres or 4300.00 Sq.m – Technical Approval issued by DTCP – Final Approval given by Local Body - Reg.

Ref :

1. Applicant P.Sanjeevi, 21, NCV Nagar, Gangaikondan, Dated: 08.07.2025.
2. Road Pattern Issued by Cuddalore District Town and Country Planning Office Roc.No. J1CY2RQJ/2025/TCP dated: 18.06.2025.
3. Gift deed Document No 2582/2025 Dated: 24.06.2025
4. Assistant Director of Town and Country Planning Cuddalore Letter No. J1CY2RQJ/2025/TCP, Dated : 04.07.2025
5. GangaikondanTown Panchayat Council Resolution No. 268 Dt-28.11.2025.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 1.06 Acres or 4300.00 Sq.m at S.No 245/3 of Gangaikondan Town Panchayat. In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Cuddalore District Town and Country Planning on 04.07.2025 Further with reference to the gift deed in the 3rd cited the applicant has submitted road and road splay areas by handing over to the

local body on 24.06.2025.

With Reference to the letter 4th cited the layout has been approved and approved number issued as

SWP/LP/AD DTCP (CUDD) No. 95/2025 Technical Clearance was given by the Assistant Director of the

Town and Country Planning, Cuddalore District. With reference to the 5th cited The Gangaikondan Town

Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 268 Dated-

28.11.2025. Hence the above Layout is given final approval with the following conditions.

Conditions

1. Alteration of plot sizes, layouts and sizes of roads, common allotment sizes and further subdivision of

Total area of the Layout	=	1.06 Acres or 4300.00 Sq.m
Layout Plots	=	20
Proposed Road area	=	822.47 Sq.Mt.
Public Place area	=	18.17 Sq. Mtr
Proposed EB area	=	18.05 Sq. Mtr

Executive officer

Signature valid

Signed by: Executive Officer
Location:Cuddalore
Date:2025.12.10 16:36:55

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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