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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025 **Date:** 8/6/25 7:30 PM

From:

Village Panchayat

B. Odaiyur

To :

Thiru.M.Sivaprakasam.,
Kariyangudi Chetty Street,
Velipalayam,
Nagapattinam -611 001

Online Application Number: 1Q97ZYXE

Sir/ Madam,

Sub :

Residential Layout- Office of the Executive Authority - Application received for the approval of Layout - Cuddalore District, Bhuvanagiri Taluk, Bhuvanagiri Panchayat Union, Azhichikudi Panchayat, Azhichikudi Village, S.no.1/5B; Vandurayanpattu Village, S.no.54/2; 55/1A & 55/3 B.Udaiyur Panchayat, B.Udaiyur Village S.no.196/1B, 2B, 3 & 4A Site Extent – 9.51 Acres (38487.00 Sq.m) – Technical Concurrence received from Directorate of Town and country Planning, Chennai – Final Approval – Reg

Ref :

1. Applicant Tr.M.Sivaprakasam Layout application received through online vide reference 1Q97ZYXE/2025/TCP- 9/Dated:04.07.2025
2. The Assistant Director, Cuddalore District Town and Country Planning office Inspection Report of Online Application No 1Q97ZYXE/2025/TCP-9/Dated: 03.04.2025
3. Directorate of Town and Country Planning Department , Chennai Online Application No No 1Q97ZYXE/2025/TCP-9/ Dated: 07.06.2025. (Road pattern issued)
4. Applicant Tr.M.Sivaprakasam ,Gift Deed No. 1167/2025 & 1168/2025, Dated: 11.06.2025
5. G.O.(Ms.) No.79, Housing and Urban Development department dated: 04-05-2017.
6. Joint Director, Agriculture Department, Cuddalore District, Letter No.E2/5046/2025, Dated: 21.03.2025.
7. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Directorate of Town and Country Planning Department , Chennai Letter ROC No. KZ2QNEHR /2024/TCP9 Dated 05.03.2024(Technical Concurrence issued)
16. Demand payment Request Letter, Dated: 23.06.2025 (Requiring payment of Centage Fee and Development charges)
17. Applicant Tr.M.Sivaprakasam Layout application received through online vide reference 1Q97ZYXE/2025/TCP-9,Dated 24.06.2025 (Payment of Centage Fee and Development charges)
18. . Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021
19. Local Body Demand Payment Dated.04.08.2025.
20. Land Use Conversion Charges Challan No. 20250804022967, Dated.04.08.2025
21. Village Panchayat Resolution No.60, Dated.04.08.2025

Body:

The Online application received for the issuance of Final Approval for the Residential layout vide under reference 1st cited above. The Assistant Director of Cuddalore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Town and country Planning Office remarks, the application was processed and letter issued directing the applicant to handover the land earmarked for Road, Park , Local body and TANGEDCO to the appropriate authority vide reference 3rd cited above.

On receiving the Gift deed soft copy from the applicant through online 4th cited above , in the reference 15th cited, Technical Concurrence has issued by the Directorate as per the Layout conditions mentioned below..

1. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 4th cited above to the concerned Local body and it 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 14th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 09th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 07th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities. b) The local body shall issue the final approval to the applicant(s) directly after usual fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.
2. With reference to the 10th and 11thcited letter, the concern local body must issue the final approval after transfer of earmarked road areas S.F.No sub-division in favour 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.

Additional Information:
Total Extent of the Proposed Layout 9.51 Acres or 38,487.00 Sq.m
No of Plots (including EWS Plots) 202 Nos
Layout Road Area Handed over to Local body 28207.08 Sq.m(26.71%)
Park 2852.76 Sq.m (10.11%)
Area of EWS Plots (No 23 to 41,44 to 48,53 to 57,74 to 81,100 to 132) 4095.90 Sq.m (10.07%)
Local Body (A) 144.30 Sq.m (0.51%)
TANGEDCO (B) 144.30 Sq.m (0.51%)

Copy to:
1.Assistant Director (Panchayats),
Cuddalore
2.The Assistant Director,
Department of Land Survey and Records,
Cuddalore District.
3.TheTahsildar,
Bhuvanagiri Taluk,
Cuddalore District.
4. The Sub-Registrar,
Bhuvanagiri Sub-Registrar Office,
Cuddalore District.
5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor,
Gandhi Irwin Bridge Road,
Egmore.

Village

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.