Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B3/77/2025 **Date:** 3/7/26 6:53 PM

From:

Village Panchayat

Korakkai

To :

Tmt.V.Seetha,No.1/279,Thiruvannamalai Road,Korakkai Village,Tittakudi Taluk,Cuddalore District -606 106

Online Application Number: QMC2AJJ4

Sir/ Madam,

Sub :

Land Division Approval – Mangalore Panchayat Union –Korakkai Panchayat.Survey No.131/1A1, and 131/2B Granting approval for the land division measuring 2.30Acres (or) 9290.00sq.m Korakkai Panchayat -Ordering.

Ref :

1.Government Order No. 138. Housing and Urban Development Department Date:04.06.2004.
2.Government Order No. 79. Housing and Urban Development Department Date:04.05.2017.
3.Director Of Urban Panning, Cuddalore District, Circular Letter No.19799/2020 Date:24.12.2020 .
4.Government Order No. 181. Housing and Urban Development Department Date:09.12.2020
5.Government Order No. 141. Housing and Urban Development Department Date:23.09.2020.
6.Governmant Letter No.19113/ Nov 4(3) 2017-1 Housing and Urban Development Department Date.30.08.2017.
7.Town and Country Planning Commissioner Cuddalore's Circular Letter No.. 13686/2017/LA1 Date.08.09.2017.
8.Town and Country Planning Commissioner Cuddalore's Circular Letter RocNo.QMC2AJJ4/2026/TCP Date.04.02.2026.
9.Visa Document No.62/2026 Date.12.01.2026.
10.Local body Request Fee Paid Date.07.03.2026
11.Land converstion charges 3% was paid Date.07.03.2026

Body:

Order:

As per the Reference 8th cited, the Technical approval has been accorded to residential layout 2.30 Acres (or) 9290.00sq.m in Mangalore panchayat Union, Korakkai Panchayat. Survey No.131/1A1, and 131/2B , Cuddalore District.

As per the reference 09th cited, Registered document for public use roads has also been handed over to the special Officer, Korakkai Panchayat, Mangalore Block and OSR Land was paid under the appropriate government head of account. As per the reference 11th cited, the Land converstion charges 3% was paid under the appropriate government head of account.

As per the reference 10th cited, Rs.1000/- per plot, Total Rs.49000/- (Rupees Fourty Nine Thousand Only) for 49 plots, Rs.1/- per square feet for this plot, Total Rs.99988/- (Rupees Ninety Nine thousand Nine hundred & Eighty Eight Only) was paid under the appropriate government head of account.Therefore,final approval is hereby given to only the 49 plots allocated as per the layout plan.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.03.07 18:53:41

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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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.