

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 58/17.04.2025

Date: 4/23/25 3:28 PM

From:

Village Panchayat

Meladhanur

To :

Thiru.S.Prabu,
No.56.Mariamman Koil Street,
Vambupet,
Puducherry - 605 501.

Online Application Number:

01X147WI

Sir/ Madam,

Sub :

Residential Layout Approval –Melathanur Panchayat and Village to Grant Permission to an Extent 1.01 Acres (or) 4087.00 Sq m The Land Bearing S.F.Nos. 53/2B2 – Cuddalore District , Thittakudi Taluk, Mangalore Panchayat Union , Melathanur Panchayat and Village Technical Approval is Issued.

Ref :

1. Applicant Thiru. S. Prabu, Online Reference No.01X147WI /2025/TCP, Dated:12.03.2025.
2. District Town and country planning Office, Cuddalore District Letter No. 01X147WI /2025/TCP, (Road pattern issued on Dated:04.04.2025).
3. Joint Director, Agriculture Department, Cuddalore District's Dry Land Noc Letter Roc.No.E2/4283/2025, Dated:21.03.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Thiru. S. Prabu, 07.04.2025, (Gift deed document No:536/2025, Dated.07.04.2025) .
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.04.04.2025 and 07.04.2025 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
17. Applicant Thiru. S. Prabu, Demand payment Submitted Letter, Dated:07.04.2025 and 08.04.2025 (OSR Charges, Centage Charges, Subdivision Charges and Development Charges).

Body:

The Application Was Processed As per the prevailing rules and after Perusing the records and after conducting site inspection , The applicant was directed to handover the portion of land earmarked for roads, Public purpose meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th cited above and on receipt of payment of charges such as OSR Charges, Centage Charges, Subdivision Charges and Development Charges vide reference 17th cited above ,The Technical Approval is Assigned as

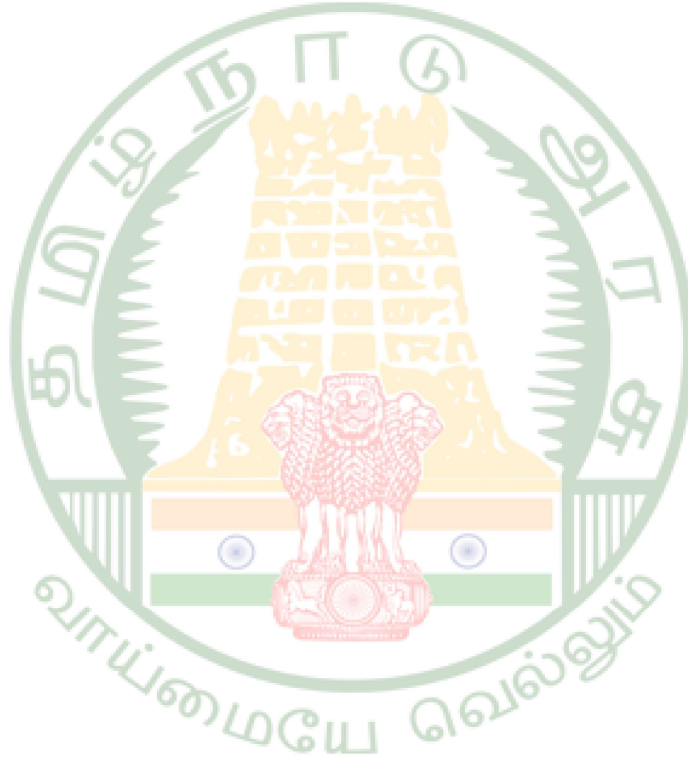
SWP/DTCP/ Cuddalore District - L.P/A.D.T.C.P (Cud) No: 39/2025

The Technical Approval is Issued to the mentioned Layout subject to the following conditions.

- 1) The Local authority shall accord permission duly following the rules/regulations Order issued from time to time under the Respective Acts.
- 2) Melathanur Panchayat and Village Resolution No - 58/2025, Dated :17/04/2025
- 3).Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.
- 4).The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
- 5).Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
- 6).The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
- 7).Every plot deed registration should be accompanied by a copy of this layout approval map.

8).The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding.

Village



Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.04.23 15:28:31



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](#)



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



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
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+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.

