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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: A2/79/2026 **Date:** 3/3/26 7:26 PM

From:

Executive officer

Katcherry Pillaiyar Kovil Street, Main Road , Bhuvanagiri.

To :

S. ANBAZHAGAN AND V. BANUDEVI

Online Application Number: CQ6WXDAK

Sir/ Madam,

Sub :

Approval of Plot - Cuddalore District - Bhuvanagiri Taluk - Bhuvanagiri Selection Level Panchayat - Ward No. 17 - Survey No. 149 / 2C1, 151 / 2B,2C, 2D, 2E - for a new plot measuring 3.22 acres (13040 square meters) - Technical approval has been granted by the Assistant Director of Town and Country Planning Department - Regarding granting of final approval.

Ref :

1. Petitioner Mr. S. Anbazhagan and Mrs. V. Bhanudevi 534, Main Road, Periyakurichi, Neyveli, Virudhachalam Taluk, Cuddalore District 607 802, seeking permission for their residential plot division online application number - CQ6WXDAK Date - 03.10.2025.
2. Petitioner Mr. S. Anbazhagan and V. Bhanudevi Residential Plot Division Donation Document Road, Park and Public Utility Local Government and Public Utility Electricity Board Registered Document Deed No. - 1016 / 2005, Date - 20.09.2005.
3. Online Application Number - CQ6WXDAK Date - 17.02.2026 Application Fee Rs.19560/- Development Fee Rs.19560/- Centage Charses Rs. 23700/- Date - 13.11.2025.
4 Letter of technical approval granted by the Urban Planning Department Application No. CQ6WXDAK / 2025 / TCP Date - 17.11.2025.
5. Letter of map approval granted by the Urban Planning Department, Urban Planning Department Cuddalore SWP / LP/ADTCP(CUDDALORE) No - 158/2025 Date - 17.11.2025
6. Resolution No. - 332 granted by the Bhuvanagiri Selection Level Town Panchayat Council, Date - 11.12.2025
7. Bhuvanagiri Selection Level Town Panchayat Junior Engineer granted basic facility site certificate. No. - 561/2025/A1, Date - 08.01.2026

8. Petitioner Mr. S. Anbazhagan Electricity Board for obtaining new electricity connections Rs. 36435/- Date -16.02.2026
9. Petitioner Mr. S. Anbazhagan and V. Bhanudevi paid 3 percent of the market value of the plot of land as stated in the technical approval letter of the Urban Development Department and the fees payable to the Town Panchayat Rs. 115920/- Date - 16.02.2026 online.
10. Petitioner Mr. S. Anbazhagan and V. Bhanu Devi, as per the circular of the Director of Municipal Administration, N.K.No.- 12843/2022/DP2, dated - 20.10.2022, a maintenance deposit of Rs. 1 lakh per acre, i.e. Rs. 3,22,000/- per 3.22 acres, has been paid as a bank draft as per the payment slip No. 733 of this office, dated - 27.02.2026.
11. Related matters.

Body:

Residential Plot Approval – Technical approval has been granted for 3.22 acres (13040 sq m) of land bearing Survey No. 149/2C1, 151/2B,2C, 2D, 2E in Bhuvanagiri, Cuddalore District – Final approval.

As per the letter in Appendix 2, the petitioners Mr. S. Anbazhagan and Mrs. V. Bhanudevi are seeking permission for the proposed residential plot donation deed of Road, Park and Public Utility Local Government and Public Utility Electricity Board vide registered deed No. 1016/2005, dated 20.09.2005. As per the order of the Registrar's Office, Bhuvanagiri, the following areas and plots have been allotted to the estate

a) Road area of the plot - 4043.83 sq.m.
b) Area allotted for park - 918.00 sq.m.
c) Area allotted to the local government for public utility - 45.50 sq.m.
d) Area allotted to the electricity board for public utility - 46.60 sq.m.
e) Number of residential plots allotted - 71

As per the letter seen in Appendix 4, application number CQ6WXDAK /2025/DCP, date- 17.11.2025, technical permission was granted by the Town Planning Department. As seen in Appendix 6, the Bhuvanagiri Selection Stage Town Panchayat Council granted permission vide Resolution No. 332, date- 11.12.2025. As per the letter seen in Exhibit 7, the Bhuvanagiri Examination Level Urban Panchayat Junior Engineer issued the Basic Facility Site Inspection Certificate N.K.No. 561/2025/A1, dated -08.01.2026. As per the letter seen in Exhibit 9, the petitioners Mr. S. Anbazhagan and Mrs. V. Bhanudevi have submitted that the market value of the plot as stated in the technical approval letter of the Urban Planning Department, 3 percent of the land use charges and the charges payable to the Urban Panchayat have been paid online on 16.02.2026 at the rate of Rs.115920/-. Therefore, the final approval is granted to this plot subject to the following conditions.

Conditions :

1. The approval is granted subject to the special conditions, plot conditions and conditions as shown in the map in the technical approval for this plot.
2. No land belonging to the Town Panchayat and other departments of the Government shall be included in this plot.
3. The plot owners shall act as per the instructions given by the Executive Officer.
4. Even if the plot approval is granted, if the plot approval fees paid are found to be less or if objections are pointed out during the audit, the difference amount shall be paid by the plot owner.
5. If any change is made in this plot or if the plots are divided into subdivisions, proper permission should be obtained from the officer in the concerned government office.
6. The plots shall be sold only as per the plot plan of the Assistant Director of Urban Planning, Cuddalore Town
SWP/LP/ADTCP/CUDDALORE/LAYOUT APPROVAL NO. 158/2025, Dated on 17.11.2025.
7. No encroachment shall be made on the roads, corners and public places handed over to the Town Panchayat as per the Bhuvanagiri Charpativaka Thanasasana Patiram documents.
8. The public use places handed over to the Town Panchayat should be handed over to the Town Panchayat by the plot owners after erecting a wire fence and transferring the patta in the name of the Town Panchayat.
9. The low voltage cable line passing between the plots should be changed to the road by the plot owners at their own cost.
10. It is informed that if there are any court cases and villang issues in this plot, this permit will be automatically cancelled.
11. All the conditions of the Cuddalore Town Planning Department, to which all the conditions are attached, are applicable. If the plots are sold in violation of the conditions, the plot permission granted by this office will be cancelled without any prior notice.

12. The responsibility of properly maintaining the basic facilities like road and storm water drainage facility provided by the petitioner for 5 years or after 60% of the plots are developed, whichever is longer, shall lie with the plot applicant/plot owner. If the plot applicant/plot owner fails to carry out the maintenance work during the maintenance period, the above works shall be done through the local government and the amount thereof shall be reimbursed from the deposit received from the petitioner. After the maintenance period, the remaining deposit shall be released after due inspection.

Executive Officer (i/c)
Bhuvanagiri Town Panchayat
Cuddalore District

Received by
Mr. S. Anbazhagan and V. Bhanudevi,
534, Main Road,
Periyakurichi, Neyveli,
Vriddhachalam Taluk,
Cuddalore District.

Copy:
1. For information to the Assistant Director, Urban Planning Department, Cuddalore.
2. For information to the Registrar's Office, Bhuvanagiri.
3. For information to the Taluk Officer, Bhuvanagiri.
4. For office file.
5. Bill Collector, Bhuvanagiri Town Panchayat

Executive officer

Signature valid

Signed by: Executive Officer
Location:Cuddalore
Date:2026.03.03 19:26:19

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

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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.