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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024-2025

Date: 10/15/24 11:39 AM

From:

Village Panchayat

Karaikadu

To :

Mr. Anbazhagan I ,Sakthivel T and Thiyagaraj E,
No 27 Veerampattinam Road Ariyankuppam,Karaikadu,Cuddalore,Cuddalore,605007

Online Application Number: JEKT7WUB

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning, - Cuddalore District – Cuddalore Taluk – Cuddalore Panchayat Union- Karaikadu Village – R.S.Nos. 154/7A, 154/9A2A – 1.9275 Acres or 7805.00 Sq.m – Extent - Technical clearance issued – Final Approval- Reg.

Ref :

Online Reference No.JEKT7WUB/2024/TCP, Letter

Body:

1. Applicant M/s.Anbazhagan I , Sakthivel T and Thiyagaraj E Online Reference No.JEKT7WUB/2024/TCP, Letter
Dated:23.07.2024.
2. District Town and Country Planning Office, Cuddalore District Letter No.JEKT7WUB/2024/TCP (Road pattern
issued on dated:08.08.2024).
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, dated 24.12.2020.
4. Applicant’s (Gift deed document No:4438/2024 Dated.20.08.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated:31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated:23.09.2020
9. G.O.181, Housing and Urban Development Department, Dated:09.12.2020
10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13. Demand payment Request Letter, dated 08.08.2024 and 22.08.2024 (Requiring OSR and Centage Fee).
14. Applicant's Demand Payment Submitted Letter, Dated: 20.07.2024 and 29.08.2024 (OSR and Centage Fee).
15. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, dated 12.05.2023.
17.Village Panchayat Resolution No.66, Dated.14.10.2024
18. Local Body Demand Payment Dated.08.10.2024.
19. Land Conversion Charges Challan No. 20241008007378, Dated.08.10.2024

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.10.15 11:39:28

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.