Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: B3/77/2025 **Date:** 1/31/26 2:17 PM

From:

Village Panchayat

Nidhinatham

To :

Thiru.M.Rajavel and Thiru. A.Subramanian,
No.1/15,Sivan Kovil street,
pennakonam,
kunnam Taluk,
perambalur District -621 108

Online Application Number: D0A3V8TU

Sir/ Madam,

Sub :

Land Division Approval – Mangalore Panchayat Union – Nithinatham Panchayat.Survey No.89/11 & 89/12,Granting approval for the land division measuring 8750.00 sqm (or) 94184.22 sq.feet Nithinatham 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 DepartmentDate: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 Roc No.DOA3V8TU/2025/TCP Date.20.11.2025.
9.Visa Document No.3085/2025 Date.12.11.2025.
10.Local body Request Fee Paid Date.25.01.2026
11.Land converstion charges 3% was paid Date.29.01.2026

Body:

Order:

As per the Reference 8th cited, the Technical approval has been accorded to residential layout 8750.00 sqm (or) 94184.22 sq.feet in Mangalore panchayat Union, Nithinatham Panchayat.Survey No.89/11 & 89/12 ,Cuddalore District.

As per the reference 09th cited, Registered document for public use roads has also been handed over to the special Officer, Nithinatham 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.44000/- (Rupees Fourty Four Thousand Only) for 44 plots, Rs.2/- per square feet for this plot, Total Rs.188352/- ( Rupees One Lakh Eighty Eight thousand three hundred & Fifty Two Only) was paid under the appropriate government head of account.Therefore, final approval is hereby given to only the 44 plots allocated as per the layout plan.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Cuddalore*
*Date:2026.01.31 14:17:40*

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.