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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06/2025 **Date:** 9/11/25 7:10 PM

From:

Village Panchayat

Bandrakottai

To :

R VENUGOPAL
Bandrakotta Village
Panruti Taluk
Cuddalore District

Online Application Number: 1NC2EVYZ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Cuddalore District - R.S.Nos.103/2A, 103/3A1, 103/3B1B of
Bandrakottai Village and Panchayat - Annagramam Panchayat Union - Panruti Taluk - Cuddalore District - 9636.00 sqm - Extent of 2.38 Acres - Final Approval - Reg.

Ref :

1. Applicant Thiru. R.Venugopal, Bandarakottai Online Reference No. 1NC2EVYZ/2025/CUD Dated 05.06.2025
2. District Town and country planning Office, Cuddalore District Letter No. 1NC2EVYZ/2025/TCP, (Road pattern issued on Dated:05.06.2025).
3. Joint Director, Agriculture Department, Cuddalore District Dry Land Noc Letter Roc.No.E2/2081/2025, Dated:03.03.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Thiru. R.Venugopal, Bandarakottai, Dated. 05.06.2025, (Gift Deed document No:1298/2025, Dated.05.06.2025)
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 Ref : 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.23.07.2025 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
17. Applicant Thiru. R.Venugopal, Bandarakottai, Demand payment Submitted Letter,Dated:23.07.2025 (OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
18. Local body Demand Payment Dated.06.08.2025
19. Village Panchayat Resolution No.89, Dated. 11.09.2025

Body:

A proposal through online has been received from DTCP office, Cuddalore district for final approval of “New residential Layout”. Necessary Scrutiny fees, OSR fees, Centage Charge, Development Charge and Sub Division Charge have been already paid in DTCP.

Applicant has requested final approval for new residential layout comprised in R.S.Number 103/2A, 103/3A1, 103/3B1B, total area is 2.38 acre or 9636 Square meter formed in Bandarakottai Panchayat, Annagramam Panchayat Union .

The applicant provided basic amenities in the layout area like roads, street lights etc., and also paid following fees for final approval.

1) Layout approval fees Rs.1,03,720/- (Rupees One Lahk Three Thousand Seven Hundred Twenty only) through online. Receipt number: 2025090948134 Date.09.09.2025.

2) Plot approval fees Rs.51,000/- (Rupees Fifty One Thousand only) through online. Receipt number : 2025090948134 Date.09.09.2025.

3) Land conversion charge Rs.17,850/- (Rupees Seventeen Thousand Eight Hundred and Fifty only). Receipt number : 20250910019740, Date.10.09.2025.

The panchayat resolution has been passed in Bandarakottai panchayat vide resolution number 89 ,Dated.11.09.2025 for this residential layout approval.

Hence it is here by accorded final approval for this layout (SWP/LP/DTCP [CUDD] No:82/2025)comprised in 103/2A, 103/3A1, 103/3B1B, total area is 2.38 acre or 9636 Square meter with 51 plots situated in Bandarakottai Panchayat, Annagramam Panchayat Union.

And the applicant is instructed to follow “The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated.22.06.2017 have approved the Tamil Nadu Real Estate

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.09.11 19:10:48

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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