Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1084/2025 **Date:** 7/22/25 9:11 PM

From:

Village Panchayat

Thondamanatham

To :

Mr.Pratheesh Kumar and 02 others,
No 41, Muthu Mariamman Kovil Street
Chinnakosapalayam
Nellithoppu
Pudhucherry- 605005

Online Application Number: GIC1RMI5

Sir/ Madam,

Sub :

Residential Layout - Office of the Executive Authority, - Cuddalore District – Kurinjipadi Taluk Kurinjipadi Panchayat Union - Thondamanatham Village – S.No 286/2B2A – Extent of 1.18 Acres or 4781.00 Sq.m – Final Approval - Reg.

Ref :

1. Applicants Mr.Pratheesh Kumar and 02 Others, Online Reference No. GIC1RMI5/2025, Letter Dated: 25.04.2025.
2. District Town and country planning Office, Cuddalore District Letter No. GIC1RMI5/2025/TCP (Road pattern issued on dated: 14.05.2025).
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: 1047/2025 /2024, dated: 16.05.2025)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated:23.09.2020
8. G.O.181, Housing and Urban Development Department, Dated:09.12.2020
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022

12. Demand payment Request Letter, Dated. 14.05.2025 and 21.05.2025 (Requiring OSR Fee and Centage Fee).
13. Applicant's Demand payment Submitted Letter, Dated: 20.05.2025 and 21.05.205 (OSR Fee, Development Charges and Centage Fee).
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. Estimatation Fee Payment Dated. 21.07.2025
17. Local Body Demand Payment Dated.21.07.2025
18. Village Panchayat Resolution No.86, Dated.21.07.2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Cuddalore District –Kurinjipadi Taluk – Kurinjipadi Panchayat Union - Thondamanatham Village – S.No 286/2B2A – Extent of 1.18 Acres or 4781.00 Sq.m forwarded from Cuddalore District Town and Country Planning for Final Approval.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by this office on 14.05.2025. Further the applicant has
gifted the road, road splay and public areas have been handed over to the local body on 16.05.2025. Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued as LP/ DTCP (CUDD) No.69/2025 and (Cuddalore Local Planning Authority Planning Permission No.11/2025) and enclosed with original maps and gift deeded documents has been forwarded with it for further action
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions.

Special Conditions
1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, public areas S.No subdivision in favor concern local body.
3. 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 (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

Additional Information
Total Extent of the Proposed Layout - 1.18 Acres or 4781.00 Sqm
No of Plots - 24 Nos
Layout Road Area Handed over to Local body - 1000.69 Sq.m
Local Body (A) - 20.70 Sq.m (0.54 %)
TANGEDCO (B) - 20.70 Sq.m (0.54 %)
OSR - Equivalent Guide Line Value has been remitted

Copy To:
1. Assistant Director (Panchayat),

Cuddalore.
2. Tasildar,
Kurinjipadi Taluk,
Cuddalore
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600008
4. Sub Registrar,
Kullanchavadi Sub Registrar Office,
Cuddalore District
5. Assistant Director,
Survey and Land Records,
Cuddalore District

Village

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.