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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

FROM:

E.K.SURESH AND R.ASHITH,

No:1/56, West Street, Erukkankuppam,

Virudhachalam Taluk,

Cuddalore.

TO:

Tamilnadu Real Estate Regulatory Authority (TNRERA)

No: 1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore,

Chennai – 600 008.

SUBJECT: Queries Clearance.

RESPECTED SIR,

1. The amount has been paid in cash to the Komangalam Panchayat For Street Lights. The proof of this is in the Panchayat order copy..

Thanking You,

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 15/08/2026

Applicant Name : E K SURESH AND ASHITH

Application No : YGP1VJQD

Fees Type : **Estimation Fees**

Receipt Number : 2026081559420

Transaction ID : 11000378487647

Purpose

Purpose

S.No	Description	Amount
1	**Estimation Fees**	255000

Amount In Words : Rupees Two Lakh Fifty Five Thousand Only

With Regards,
DTCP

Layout Application - Final Approval Letter

Roc No: B6 / 413 / 2026 **Date:** 10/3/26 8:31 PM

From:

Village Panchayat

Komangalam

To :

Thiru. E.K. Suresh and Thiru. R.Ashith,
No.1/56, West Street,
Erukkankuppam Village,
Virudhachalam Taluk,
Cuddalore District - 606003.

Online Application Number: YGP1VJQD

Sir/ Madam,

Sub :

Residential Layout - Cuddalore District – Vridhachalam Panchayat Union- Komangalam Panchayat - R.S.Nos.323/4, 323/7 of Erumanur Village Panchayat and R.S.Nos.9/2, 9/3C, 9/4A, 9/9A, 9/10A of Komangalam Village Panchayat – Extent of 15030.00 Sqm – Technical clearance issued by DTCP - Final Approval Orders Issued – Reg.

Ref :

Online Techinical approval Letter from DTCP Office, Cuddalore
Roc No. YGP1VJQD/2026/TCP, Dated: 26/02/2026

Body:

Application through online (SWP) received for further action of Layout Approval in Komangalam Panchayat, Vridhachalam Panchayat Union, R.S.Nos.323/4, 323/7 of Erumanur Village Panchayat and R.S.Nos.9/2, 9/3C, 9/4A, 9/9A, 9/10A of Komangalam Village Panchayat in total Extent of 15030.00 Sqm. Gift Deed of Roads and Local Body Purpose Land (A & B) in this Layout, OSR Land has been surrendered to the local body (1088.03Sqm) and have been Gifted to Village Panchayat in Favour of Block Development Officer (VP), Vridhachalam Panchayat Union
(Document No. 944/2026 Date : 23.02.2026).
Following this Basic Infrastructures BT Road, CC Drinage, Pipeline Connection, Borewell and OHT have been made and Surrendered and for Street light Lamp post Rs.255000/-(Rupees

Two lakhs fifty five thousand only)have been paid by the Applicants to the respective Panchayat against receipt No. 2026081559420 Date on – 15.08.2026.
The following charges have been Paid by the Applicants.
1). Rs. 323566/- (Rupees Three Lakhs twenty three Thousand five hundrad and sixty six only) against the Layout Approval fees Receipt No- 2026092259420 Date on – 22.09.2026.
2).Rs. 79000/- (Rupees Seventy Nine thousand only) for the Layout Inspection fees Receipt No - 2026092259420 Date on – 22.09.2026.
3).Rs.36545/- (Rupees Thirty six thousand five hundrad and fourty five only) for the 3% Land Conversion Charges E Challan No- 20260916063384 Date.16.09.2026.

And Resolution for Layout Approval has been made by the concerned Panchayat on 25.09.2026 and Resolution number is 23 / 2026-27.

Additional Information:
Total Extent of the Approved Layout - 15030.00 Sq.m.
No of Plots in the Approved Layout – 79 Nos.
Layout Road area Handed over to Local Body – 4573.13 Sq.m.
Local Body (A) – 84.00 Sq.m (0.80%)
TANGEDCO (B) – 84.00 Sq.m (0.80%)
OSR land – 1088.03 sq.m (10.40%).

Hence this Layout is Approved by the Special Officer / Block Development Officer (VP), Komangalam Panchayat, Vridhachalam Panchayat Union, Cuddalore District subject to the following conditions.
Furthur, this Layout Approval order is issued on the basis of the documents submitted by the Applicants. If any errors or irregularities are found in the future, the above orders will be cancelled with effect from the date of issue without any prior notice.
Approved Layout Conditions :
1.Alteration of plot sizes, road pattern sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office and Local Body shall not be done without the prior approval of the District Town and Country Planning Office and Local Body.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR – 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. The hollowed part of the layout should be raised to street level.
6. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters insuccession of the road boundary.
7. The applicants must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
8. Once the applicants receives the approval of the layout plan from the District Town and country planning office and Local Body, the approved layout plan shall be permanently published at the entrance of the layout without any change / release for public view through a 6’ x 4’ permanent Display board along with the details of resolution number and date of approval of the layout.
9. The Land ownership is considered as per the land ownership documents submitted by the applicants. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
10.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office and Local Body without any prior notice.
11. A copy of the Plan approved by the Cuddalore District Town and Country Planning office and Local Body along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
12. Applicants must provide a pathway to access the neighbouring plots situated close to your property.

Copy To:
1. Thiru. E.K. Suresh and Thiru. R.Ashith,

No.1/56, West Street,
Erukkankuppam Village,
Virudhachalam Taluk,
Cuddalore District - 606003.

2. Assistan Director,
District Town And Contry Planning Office
No.34 Tamil Muthu Nagar Konduur.,
Cuddalore-607006

3. Thasildar,
Tamil Nilam,
Virudhachalam Taluk,
Cuddalore District.

4. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

5. Sub Registrar,
Vridhachalam Sub Registrar Office,
Virudhachalam Taluk,
Cuddalore District.

6. Assistant Director,
Survey and Land Records,
Cuddalore Dist rict.

7. Assistant Director (Panchayat & Audit)
Vridhachalam (West), Vridhachalam.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.10.03 20:31:09

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.