

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.



Layout Application - Final Approval Letter



Roc No: 03/2026-27

Date: 7/7/26 12:56 PM

From:

Village Panchayat

Thillainayagapuram

To :

Mrs. Usha, W/o, Pakkirisamy,
Thillainayagapuram, Kezhamungiladi, Cuddalore, Chidambaram – 608102.

Online Application Number:

99IJH3LB

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office – Cuddalore District – Chidambaram Taluk – Bhuvanagiri Panchayat Union – Thillainayagapuram Village – S.Nos. 102/2B – Site extent of 1.186 Acres or 4800.00 Sqm – Technical Approval issued – Forwarded for further action – Reg.

Ref :

1. Applicant Mrs.Usha Online Reference No. 99IJH3LB/2026/TCP Dated: 17.04.2026.
2. District Town and country Planning Office, Cuddalore District Letter No. 99IJH3LB/2026/TCP, (Road pattern issued on Dated: 19.05.2026).
3. District Collector, Cuddalore District Wet Land NOC letter No ..9/396182/2025 dated 12.03.2026.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5. Applicant's Gift Deed Document No: 2937/2026 Dated. 29.05.2026)
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 Department, Dated:
30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated:

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Layout -
District Town and Country Planning Office - Cuddalore District –Chidambaram
Taluk – Bhuvanagiri Panchayat Union – Thillainayagapuram Village – S.Nos. 102/2B – Site extent of 1.186
Acres or 4800.00 Sq.m for Technical Approval.

In the continuation, with reference to the 2nd cited letter, Road pattern for Residential Layout has been
issued by this office on 19.05.2026. Further the applicant has gifted the Park,
Roads, Road splay and Public areas have been handed over to Local body on 29.05.2026. 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. 92/2026, and enclosed with 2 set of 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.
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 14th, 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 10th cited and 11th cited letter, if the located site lies in the Municipal/

issue the final approval After transfer of earmarked road, public areas S.No sub-division in favour of 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

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60

other Urban Development Schemes -800 other Receipts - AS

Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections

(DPC: 0217-60-800-AS 22709)

5. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the

ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

Additional Information

Total Extent of the Proposed Layout 1.186 Acres (or) 4800.00 Sq.m

No of Plots 38 Nos

Road Area including splay 998.43 Sqm

Local Body (A) 32.53 Sq.m (0.85 %)

TANGEDCO (B) 32.41 Sq.m (0.85 %)

OSR (Park) Equivalent guide line value has been remitted by applicant

1. a) With reference to the 10th cited and 11th 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

instruction given by TNRERA

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60

other Urban Development Schemes -800 other Receipts - AS

Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections

(DPC: 0217-60-800-AS 22709)

5. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the

ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:



Village

Signature valid

Signed by: Village Panchayat President
Location: Cuddalore
Date: 2026.07.07 12:56:33



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](#)



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

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

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

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



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.

