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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B1/3822/2025

Date: 11/17/25 5:21 PM

From:

Village Panchayat

Thiruvandipuram

To :

Applicants
1. Mr.S.Piraiyon s/o S.Sivaraman , Cuddalore
2. Mr.T.Venkadesan s/o Thiruvenkadam , Cuddalore

Online Application Number: 9G3Y665T

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union – Thiruvanthipuram Panchayat – Thiruvanthipuram Village – RS No.38/3B2,38/3D2B1,38/3D2B2,38/4,38/5,39/1B1,39/1B2 – Total Extent of 5.1275 acre or 20760 Square meter - Final approval - Reg.

Ref :

1. Online letter from The Assistant Director, DTCP office, Cuddalore district ROC No.9G3Y665T/2025/TCP, Date : 23.10.2025
2. Thiruvanthipuram Panchayat resolution number is 03, Dated.30.10.2025.
3. Payment receipts
4. Other related documents

Body:

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

Applicants name are 1) Mr.S.Piraiyon s/o S.Sivaraman, No.12, Kurinji Nagar, Chellankuppam Village, Cuddalore - 607003 and 2) Mr.T.Venkadesan s/o Thiruvenkadam, No.1, Ramasamy Nagar, Cuddalore-607001 have requested final approval for new residential layout comprised

in R.S.Number 38/3B2,38/3D2B1,38/3D2B2,38/4,38/5,39/1B1,39/1B2 total extent of 5.1275 acre or 20760 Square meter formed in Thiruvanthipuram village, Thiruvanthipuram Panchayat, Cuddalore 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.6,70,320/- (Rupees Six Lakh Seventy Thousand Three Hundred and Twenty only) through online. Receipt number :2025111355337, Date.13.11.2025.
2) Plot approval fees Rs.1,09,000/- (Rupees One Lakh Nine Thousand only) through online. Receipt number :2025111355337, Date.13.11.2025.

Applicants gifted the land allotted for TANGEDCO (77.22 Sq.metre) and Local body usage(76.07 Sq.metre), Roads (Road no.1,2,3,4,5,6,7,8,9,10 - 6204.17 Sq.metre), Park (1462.50 Sq.metre) and handed over to Thiruvanthipuram Panchayat in favour of SPECIAL OFFICER/BLOCK DEVELOPMENT OFFICER(VP), CUDDALORE. The Gift deed document registered in Cuddalore Joint II Sub registrar Office, Cuddalore District. Its document number is 5701/2025, Dated.17.10.2025 in book number 1. The panchayat resolution has been passed in Thiruvanthipuram panchayat vide resolution number 03, Dated.30.10.2025 for this residential layout approval.

Hence it is here by accorded final approval for this layout (LP/ DTCP (CUDD) No.146/2025) comprised in R.S.Number 38/3B2,38/3D2B1,38/3D2B2,38/4,38/5,39/1B1,39/1B2 total extent of 5.1275 acre or 20760 Square meter with 109 plots situated in Thiruvanthipuram village, Thiruvanthipuram Panchayat, Cuddalore Panchayat Union, Cuddalore District.

And the applicants are 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 (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”

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.11.17 17:21:35

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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