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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: B1/952/2026 **Date:** 3/26/26 4:04 PM

From:

Village Panchayat

Karamanikuppam

To :

Mr.P.Srinivasan
Mr.R.Ganapathy
No-95, Rajam Nagar
Thirupapuliyur
CuddaloreDt - 607303

Online Application Number: N3B0VFB8

Sir/ Madam,

Sub :

Residential Layout – Office of the Executive Authority - Cuddalore District- Cuddalore Taluk - Cuddalore Panchayat Union - Karamanikkuppam Village and Panchayat - S.Nos . 49/5C1, 49/5C3A - Site Extent of 0.497 Acres or 2014.00 Sq.m – Final Approval - Reg.

Ref :

1. Applicant Mr.R.Ganapathy Cuddalore Online Reference No. N3B0VFB8 /2026/TCP Dated: 25.02.2026 and 04.03.2026
2. District Town and country Planning Office, Cuddalore District Letter No. N3B0VFB8 /2026/TCP, (Road pattern issued on Dated: 26.02.2026).
3. District Collector, Cuddalore District NOC letter (Wet Land) No Na.Ka.Ve9/2118355/2024 dated 28.03.2025.
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: P-121/716/2026 Dated. 02.03.2026 )
6. Village Panchayat Resolution No.102, Dated.13.03.2026
7. Local Body Demand Payment Dated. 17.03.2026

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- Cuddalore Taluk - Cuddalore Panchayat Union - Karamanikkuppam Village - S.Nos . 49/5C1, 49/5C3A - Site

Extent of 0.497 Acres or 2014.00 Sq.m 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 26.02.2026. Further the applicant has gifted the Park, Roads, Road splay and Public areas have been handed over to Local body on 02.03.2026. 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. 39 /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/ 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 12th cited and 13th cited letter, the concern local body must 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.
Additional Information
Total Extent of the Proposed Layout 0.497 Acres or 2014.00 Sq.m
No of Plots (including EWS Plots) 13 Nos
Local Body (A) 13.50 Sq.m (0.67%)
TANGEDCO (B) 13.50 Sq.m (0.67%)
OSR (Park) Equivalent guide line value has been remitted by applicant

Copy To:

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

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.03.26 16:04:48

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

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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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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.