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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 7/30/26 6:51 PM

From:

Village Panchayat

Uchimedu

To :

Applicant
Mr.A.Ulaganathan s/o Ayyasami,
No.14, Nadar Street, Uchimedu Village,
Suba Uppalavadi post, Cuddalore District-607002 .

Online Application Number: C6474X7G

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union – Uchimedu Panchayat – Uchimedu Village - RS No.6/10 – Total Extent of 0.57 acre or 2300 Square meter - Final approval - Reg.

Ref :

1. Online letter from The Assistant Director, DTCP office, Cuddalore district ROC No. C6474X7G/2026/TCP, Date: 16/06/2026
2. Uchimedu panchayat resolution number is 85, Dated.27.07.2026.
3. Demand Payment receipts
4. Other related documents

Body:

A proposal through online (Single Window Portal) has been received from The Assistant Director, DTCP office, Cuddalore district for final approval of “New residential Layout”. Necessary Scrutiny fees (Rs.3450/-), Centage Charge (Rs.5400/-), Development Charge (Rs.3450/-) and Sub Division Charge (Rs.7200/-) have been already paid in DTCP office, Cuddalore District.

Applicant named Mr.A.Ulaganathan s/o Ayyasami, No.14, Nadar Street, Uchimedu Village, Suba Uppalavadi post, Cuddalore District-607002 who has requested final approval for new residential layout comprised in R.S.Number 6/10, total extent of 0.57 acre or 2300 Square

meter formed in Uchimedu village, Uchimedu Panchayat, Cuddalore Panchayat Union. This property owned by applicant wide document number 1529/2026, Dated.08.04.2026 and the same has been registered in book number 1 at Cuddalore Joint I Sub registrar office, Cuddalore District. Its new Patta number is 668.

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.99,040/- (Rupees Ninety Nine Thousand and Forty only) through online. Receipt number : 2026072265888, Date.22/07/2026.
2) Plot approval fees Rs.15,000/- (Rupees Fifteen Thousand only) through online. Receipt number : 2026072265888, Date.22/07/2026.

Applicant gifted the land allotted for TANGEDCO (27.78 Sq.metre) and Local body usage (36.99 Sq.metre), Roads (657.85 Sq.metre) and handed over to UCHIMEDU Panchayat in favour of SPECIAL OFFICER/BLOCK DEVELOPMENT OFFICER(VP), CUDDALORE. The Gift deed document registered in Cuddalore Joint I Sub registrar, Cuddalore District. Its document number is 2411/2026, Dated.11.06.2026 in book number 1. And Equivalent Guide Line Value for OSR land, an amount of Rs.16,322/- (Rupees Sixteen Thousand Three Hundred and Twenty Two only) has been remitted by applicant on 12.06.2026. The panchayat resolution has been passed in Uchimedu panchayat vide resolution number 85 ,Dated.27.07.2026 for this residential layout approval.

Hence it is here by accorded final approval for this layout which was technically approved by DTCP Office, Cuddalore vide approval number LP/ DTCP (CUDD) No. 94/2026, (Cuddalore Local Planning Authority Planning Permission No : 19/2026) comprised in R.S.Number 6/10, total extent of 0.57 acre or 2300 Square meter with 15 plots situated in Uchimedu village, Uchimedu Panchayat, Cuddalore Panchayat Union.

And the applicant is 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"

Copy to
1. Assistant Director, DTCP Office, Cuddalore District.
2. The Sub Registrar, Cuddalore Joint I Sub registrar Office, Cuddalore District.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Cuddalore*
*Date:2026.07.30 18:51:45*

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.