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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2024-2025 Date: 9/29/24 2:25 PM

From:

Village Panchayat

Veppur

To :

KOLANJI

Online Application Number: 5PKZUDE7

Sir/ Madam,

Sub :

LAYOUT APPROVAL

Ref :

DTCP

Body:

NALLUR PANCHAYAT UNION VEPPUR PANCHAYAT COUNCIL PRESIDENT'S ACTION
PRESIDING: MRS. MAGESHWARI THIRUNANAM
N.C. No. : 1/2024 Date : 27.09.2024

Subject : Plot Division Permission Nallur Panchayat Union Veppur Panchayat Ch. No. 69/7A, 7B, 8B, 9B, 10B, 11B final approval and order for plot measuring 4.32 acres (a) 17500 Sq.m.- Appl.

VIEW:

1. Circular from the Director of Urban Development, Cuddalore District Letter NO : 125/2024 /5PKZUDE7/2024/TCP) Dated : 13.09.2024

3. Ordinance No : 79, Department of Housing and Urban Development Dated : 04.05.17
4. Ordinance No. : 18, Municipal Administration and Drinking Water Supply Department dated : 04.02.2019 and Ordinance No. : 16 Municipal Administration and Drinking Water Supply Department dated : 31.02.2020
5. Nallur Panchayat Union Veppur Panchayat Council Resolution No : 25 Date : 13.06.2024
6. Ordinance No : 181, Department of Housing and Urban Development Nov.4(1) Dated : 09.12.2020
7. Ordinance No : 141, Department of Housing and Urban Development Dated : 23.09.2020
8. Government Letter No. 19113/Nov 4(3)/2017—1 Department of Housing and Urban Development Dated : 30.08.2017
9. Urban Development Commissioner, Cuddalore circular letter NO : 13686/2017 LA1 Dated : 08.09.2017
10. Urban Development Commissioner, Cuddalore circular letter NO : 320/2022/TCP3, dated : 07.01.2022
11. Urban Development Commissioner, Cuddalore circular letter NO : 4367/2019/TCP2, dated : 14.10.2019
12. Grant Document No. 2603/2024 Dated: 12/09/2024
13. Date of Payment of Local Body Request Fee : 25.07.2024

ORDER:

According to the order seen in view 1,2 and 3 and seen in 7 by the order of the Assistant Director, Urban Urban Development, District Urban Urban Development, Cuddalore, Cuddalore District, Nallur Panchayat Union, Veppur Panchayat No. 69/7A, 7B, 8B, 9B, 10B, 11B has granted technical clearance map approval for a plot situated in Bunsei land area of 4.32 acres (a) 17500 sq.m.

According to the grant document of the registrar Veppur seen in view 11, the land reserved for public use and roads has also been handed over to the President Veppur Panchayat Council.
A sum of 3% of the market value of the land for the said plot is Rs.25920 (Rupees balance five thousand nine thousand and twenty only) and Rs.1000/- per plot as per Rule 3 and Rs.87000/- (Eighty Seven Thousand only) per plot as per rule 87 has been paid to the appropriate government head as seen in view 13. Therefore it is hereby ordered that final approval be given only to the 87 plots allotted in the map.

V. No.	Survey No.	Area of Plot	Plots for approval
01	69/7A, 7B, 8B, 9B, 10B, 11B	4.32 acres (a) 17500 sq.m	87

PRESIDENT

VEPPUR PANCHAYAT
RECEIVING
Mr. Kolanji
No. 1/73, Vinayagar Temple Street,
Veppur village,
Veppur (TK,)
Cuddalore - 606 304

COPY
1. Office of the Registrar Veppur
2 Block Development Officer (VP), Panchayat Union, Nallur
3. Assistant Director, District Urban Planning Office, Cuddalore

Signature valid Village
Signed by: Village Panchayat President
Location:Cuddalore
Date:2024.09.29 14:25:57

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.