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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06/2025 **Date:** 8/12/25 5:19 PM

From:

Village Panchayat

Keelkavarapattu

To :

Thiru. V.Azhagesan,
Keezhkavarapattu Village,
Panruti Taluk,
Cuddalore District.

Online Application Number: LY4J8GFC

Sir/ Madam,

Sub :

Residential Layout – Office of the Executive Authority - Cuddalore District – Panruti Taluk – Annagramam Panchayat Union – Keezhkavarapattu Panchayat and Village - R.S.No. 237/2- - Extent of 1.18Acres or 4800.00 Sq.m – Final Approval - Reg

Ref :

1. Applicant Thiru. V.Azhagesan, Keezhkavarapattu Online Reference No. LY4J8GFC/2025/CUD Dated 05.04.2025
2. District Town and country planning Office, Cuddalore District Letter No. BEBZ3VEJ/2025/TCP, (Road pattern issued on Dated:05.04.2025).
3. Joint Director, Agriculture Department, Cuddalore District Dry Land Noc Letter Roc.No.E2/2081/2025, Dated:03.03.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Thiru. V.Azhagesan, Keezhkavarapattu, Dated. 08.04.2025, (Gift Deed document No:1298/2025, Dated.09.04.2025)
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: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
15. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.
16. Demand payment Request Letter, Dated.07.04.2025 and 09.04.2025 (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
17. Applicant Thiru. V.Azhagesan, Keezhkavarapattu, Demand payment Submitted Letter, Dated:09.04.2025 (OSR Charges, Centage Charges, Subdivision Charges and Development Charges).
18. Local body Demand Payment Dated.06.08.2025
19. Village Panchayat Resolution No.34, Dated. 02.08.2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential layout in Cuddalore District, Panruti Taluk, Annagramam Panchayat Union, Keezhkavarapattu Panchayat and Village, R.S.No. 237/2 with an Extent of 1.18 Acres or 4800.00 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 07.04.2025. Further the applicant Thiru V.Azhagesan Avinangudi has gifted the road, road splay, and public areas have been handed over to the Block Development Officer, Annagramam Panchayat Union and on 09.04.2025. 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. 48/2025, 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 13th, 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 9th cited and 10th 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, public areas S.No sub-division in favor 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 - 1.18 Acres or 4800.00 Sq.m
No of Plots - 33 Nos
Layout Road Area Handed over to Local body - 924.75 Sq.m
Local Body (A) - 46.12Sq.m (1.19%)
TANGEDCO (B) - 52.95 Sq.m (1.36%)
OSR - Equivalent Guideline value remitted by Applicant

Copy To:
1. Assistant Director (Panchayats),
Cuddalore District.
2. The Tasildar,
Tamil Nilam,
Panruti 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,
Panruti Sub Registrar Office,
Panruti Taluk,
Cuddalore District.
5. The Assistant Director,
Survey and Land Records,
Cuddalore District.

Village

Signature valid

Signed by: BDO
Location:Cuddalore
Date:2025.08.12 17:19:32

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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