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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 25 **Date:** 8/14/26 1:53 PM

From:

Village Panchayat

Niramani

To :

Tiru.B.Pandiyan,
S/o Balasubramaniyan,
D.No.304,west street,
Niramani Village, Veppur Taluk, Cuddalore District.

Online Application Number: L3E2Z28Y

Sir/ Madam,

Sub :

Land Division Approval – Nallur Panchayat Union – Niramani Panchayat Survey No. 42/1,89/1 Granting approval for the land division measuring 3350 sqm (or) 36060 Sf. N.Naraiyur Panchayat – Ordering.

Ref :

1 Government Order No.138, Housing and Urban Development Department Date: 04.06.2004.
2 Government Order No. 79 Housing and Urban Development Date : 04.05.20217.
3 Director of Urban Planning. Cuddalore District, Circular Letter No. 04/2025.
4 Government Order No.181, Housing and Urban Development Department No.4(1) Date:19.12.2020.
5 Government Order No: 141 Housing and Urban Development Department Date : 20.09.2020.
6 Government Letter No. 19113/Nav4(3)2017 -1 Housing and Urban Development Department Date : 30.08.2017.
7 Town and Country Planning Assistant Director Cuddalore"s Circular Letter No:10/2024.13686/2017.LA 1 Date : 08.09.2017.
8 Town and Country Planning Assistant Director Cuddalore. L3E2Z28Y /2026/TCP/ Date: 02.06.2026.
9 Nallur Union Niramani Panchayat Resolution No.25 Date: 10.08.2026.

10 Visa Document No: 2101 /2026 Date : 31.07.2026.

11 Local body request fees paid Date : 12.08.2026.

Body:

Order:
As per the Reference 8th cited, the Technical approval has been accorded to residential layout 3350 sqm (or) 36060 squre feet in Nallur Panchayat Union, Niramani Panchayat Survey No: 42/1,89/1 Cuddalore District.

As per the reference 10th cited, registered document for OSR Land and Roads for public use has also been handed over to the Special Officer Niramani Panchayat, Nallur block.

As per the reference 11th cited, the Layout approved fees has been paid in appropriate Government Account of follows on A/c No. 7386141703 adjusted on Date : 12.08.2026.

(A) (Rs.1000 Per plot to 20 plots Niramani Pt Acct) Rs.20000/-
(B) (Rs.1 Per Sq.Feet to 36060 Sq.Feet Niramani Pt Acct) Rs.36060/-
(C) Inspection Fees (Niramani Pt Acct) – Rs. 2000/-
Total – 58060/-

Hence, the approval has been given to 20 plots based on the documents produced by the applicant. Action will be taken, in future if any false documents produced came to known.

Village

Signature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.08.14 13:53:11

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.