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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02 **Date:** 4/10/26 3:32 PM

From:

Village Panchayat

Ivathukudi

To :

Alavudin
Ivathukudi

Online Application Number: 1N4EHJVP

Sir/ Madam,

Sub :

Land Division Approval – Nallur Panchayat Union Ivathukudi Panchayat Survey No.169/3 Granting final approval for the land division measuring 10522.00 sqm (or) 2.60 Acre (or) 113257.87sqft Ivathukudi 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 Commissioner Cuddalore"s Circular Letter No.8ELL8LZQ /2026/TCP/ Date: 09.01.2026.
9 Nallur Union Ivathukudi Panchayat Resolution No. 02 Date: 11.07.2025
10 Visa Document No: 645 /2025:.
11 Local body request fee paid Date : 25.06.2025 , 24.7.2025 and 4.04.2026
12 Mr.Alavudin request letter date:23.12.2025.

Body:

As per the order of the Assistant director of urban planning ,district urban planning, cuddalore given the technical approval map for the plot of land measuring 10522.00 sqm (or)2.60 Acre 113257.87 sqft Nallur panchayat union, Ivathukudi panchayat survey No: 169/3- cuddalore district.

As per the document of the sub-Registrar, Nallur 645/2025, the area reserved for public use and roads has also been handed over to the special officer, Ivathukudi panchayat.

A resolution has been passed regarding the granting of final approval for the aforementioned land subdivision, Pursuant to resolution no:40 Date:11.07.2025 of the Ivathukudi panchayat council.

Based on the aforementioned documents and following the grant of final approval for a pot subdivision measuring 6925.63 sqt or 6470.78 sq1.m, a fresh application was submitted as ref.13 requesting the re-issuance of final approval for an area of 10522.00 sqm or 113257.87 sqft. The corresponding fee of Rs.87214/- was duly remitted into the general fund account of Ivathukudi village panchayat on 4.04.2026 . Threfore, final approval is here by granted and orders issued accordingly for the 69 plots situated in survey no: 113. Covering an area of 10522.00 sqm or 113257.87 sqm or 113257.87 sqft. In Ivathukudi village

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.04.10 15:32:15

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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