Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 43 Date: 3/12/25 1:54 PM

From:

Village Panchayat

Seppakkam

To :

1. Mr. S. Ashokkumar
2. Mr. A. Tamil
3. Mrs. P. Rajeshwari
275/213 Kamaraj Salai,
Arakanda Nallur,
Villupuram District

Online Application Number: 64K3IJQ7

Sir/ Madam,

Sub :

Land Division Approval Nallur Panchayat Union Seppakkam Panchayat. Survey No. 421/7B3A and 421/7B3B Granting final approval for the land division measuring 1.75 acres (or) 7084 square meters in Seppakkam Panchayat - Ordering

Ref :

Director of Urban Planning, Cuddalore District, Circular Letter No. 04/2025 (64K31SQ7/2025/TCP) Date: 10.01.2025.

Body:

Nallur Panchayat Union Chepauk Panchayat Special Officer's Activities
Precedence: Mr. K. Shanmugasikamani
No.: 1/2025. Date: 12.03.2025
Subject: Land Division Approval Nallur Panchayat Union Seppakkam Panchayat. Survey No. 421/7B3A and 421/7B3B Granting final approval for the land division measuring 1.75 acres (or) 7084 square meters in Seppakkam Panchayat - Ordering
Reference: 1. Government Order No.: 138. Housing and Urban Development Department Date: 04.06.2004.
2. Government Order No.: 79. Housing and Urban Development Department Date:

04.05.2017.
3. Director of Urban Planning, Cuddalore District, Circular Letter No. 04/2025 (64K31SQ7/2025/TCP) Date: 10.01.2025.
4. Government Order No. 18. Municipal Administration and Drinking Water Supply Department Date: 04.02.2019. and Government Order No. 16. Municipal Administration and Drinking Water Supply Department Date: 31.02.2020.
5. Nallur Union Seppakkam Panchayat Council Resolution No. 43 Date:12.03.2025.
6. Government Order No. 181. Housing and Urban Development Department No. 4(1) Date: 19.12.2020.
7. Government Order No.: 141. Housing and Urban Development Department Date: 23.09.2020
8. Government Letter No.: 19113/Nav 4(3)2017-1 Housing and Urban Development Department Date: 30.08.2017.
9. Town and Country Planning Commissioner Cuddalore's Circular Letter No.: 10/2024 . 13686/2017. LA1 Date: 08.09.2017
10. Town and Country Planning Commissioner Cuddalore's Circular Letter No.: 320/2022/TCP3. Date: 07.01.2022.
11. Visa Document No.: 64/2025 Date: 09.01.2025.
12. Local body request fee paid
Date: 11.03.2025

Order:
As per the order of the Assistant Director of Urban Planning, District Urban Planning, Cuddalore as per the order of the Assistant Director of Urban Planning, District Urban Planning, Cuddalore as per the order of the Technical Approval Map for the plot of land measuring 1.75 acres (or 7084 square meters) in Nallur Panchayat Union, Seppakkam Panchayat Survey No.: 421/7B3A and 421/7B3B, Cuddalore District.
As per the document of the Sub-Registrar, Vepur as per the document of the Special Officer, Seppakkam Panchayat Council, the area reserved for public use and roads has also been handed over to the Special Officer, Seppakkam Panchayat Council.
For the above plot, 3% of the market value of the land is Rs. 10500 (Ten Thousand Five Hundred Only) and as per Rule 3 of 3, Rs. 1000/- per plot, Rs. 42,000/- (Forty Two Thousand Only) for 42 plots, Rs. 2/- per square foot for this plot, Rs. 152490/- for 76245 square feet (Rs. One Lakh Fifty Two Thousand Four Hundred Ninety Only) and for the erection of an electric pole on the plot, Rs. 15000/- per pole, Rs. 75000/- for 5 poles (Rs. Seventy Five Thousand Only) was paid under the appropriate government title as seen in Exhibit 12. Therefore, final approval is hereby given to only the 42 plots allocated in the map and it is hereby ordered.

Special Officer
Seppakkam Panchayat
Received
1. Mr. S. Ashokkumar
2. Mr. A. Tamil
3. Mrs. P. Rajeshwari
275/213 Kamaraj Salai,
Arakanda Nallur,
Villupuram District
Copy. 1. Sub-Registrar's Office, Vepur
2. Block Development Officer (CDO) Panchayat
Union Nallur
3. Assistant Director District Town and Country Planning
Office, Cuddalore.

Village

Signature valid
Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.03.12 13:54:56



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate