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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B5/2379/2025

Date: 12/31/25 7:47 PM

From:

Village Panchayat

Vadakuthu

To :

M/s. Jayapriya Company,
No. 37, Shiva Vishnu Complex,
Natesan Street, T. Nagar,
Chennai - 600 017.

Online Application Number: RT6S7G4S

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Kurinjipadi Panchayat Union – Vadakuthu Panchayat – Vadakuthu Village - RS No. 192/1A, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 193/1, 2, 3, 4, 5, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, 16, 17A, 20, 194/6A1, 200/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12A, 13A, 14A & 15 Total Extent of 23.13 acre or 93605 Square meter - Final approval - Reg.

Ref :

1.Online letter from Assistant Director, DTCP office, Cuddalore district ROC No.RT6S7G4S/2025/CUD/2025/TCP, Date :21.08.2025
2.Vadakuthu Panchayat resolution number is 731, Dated.08.12.2025.
3. Demand Payment receipts
4. Other related documents

Body:

A proposal through online has been received from Assistant Director, DTCP office, Cuddalore district for final approval of “New residential Layout”. Necessary Scrutiny fees, Centage Charge, Development Charge and Sub Division Charge have been already paid in DTCP.

Applicant name is M/s Jayapriya Company has requested final approval for new residential layout comprised in R.S.Number 192/1A, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 193/1, 2, 3, 4, 5, 6,

7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, 16, 17A, 20, 194/6A1, 200/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12A, 13A, 14A & 15 total extent of 23.13 acre or 93605 Square meter formed in Vadakuthu village, Vadakuthu Panchayat, Kurinjipadi Panchayat Union .

The applicant provided basic amenities in the layout area like roads, street lights, OHT And Drainage etc., and also paid following fees for final approval.

1) Layout approval fees Rs.40,30,257/- (Rupees Fourty Lakh Theirty Thousand Two Hundrded And Fifty Seven only) through online. Receipt number : 2025123149400, Date.31.12.2025.
2) Plot approval fees Rs.5,74,000/- (Rupees Five Lakh Seventy Four Thousand only) through online.Receipt number : 2025123149400, Date.31.12.2025.
3) Land conversion charge Rs.10,553,900/- (Rupees One Crore Five Lakh Fifty Three Thousand Nine Hundred only). Online RBI NEFT RTGS E-Challan Receipt number : 20251231028505 & 20251231028684, Date.31.12.2025.

The Applicant registered the land allotted for Electricity usage (350.60 Sq.metre) and Local body usage (348.60 Sq.metre), Total Area Assigned Roads.24898.70 Sq.metre) , and who has handed over through Gift Deed to Vadakuthu Panchayat in favour of BLOCK DEVELOPMENT OFFICER, KURINJIPADI. The Gift deed document registered in Vadalur Registrar Office, Cuddalore District. Its document number is 3762/2011, 3763/2011, 3764/2011, 3765/2011, 3766/2011, Dated.11.10.2011 And 3354/2025, Dated.13.08.2025 in book number 1.

The panchayat resolution has been passed in Vadakuthu panchayat vide resolution number is 731, Dated.08.12.2025 for this residential layout approval.

Hence it is here by accorded Local Body Final approval for this layout (SWP/ DTCP(CUD)NO: 84/2025) comprised in R.S.Number 192/1A, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 193/1, 2, 3, 4, 5, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, 16, 17A, 20, 194/6A1, 200/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12A, 13A, 14A & 15, total extent of 23.13 acre or 93605 Square meter with 574 plots situated in Residential Layout At Vadakuthu village, Vadakuthu Panchayat, Kurinjipadi Panchayat Union.

And the applicant is instructed to follow “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

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.12.31 19:47:18

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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