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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B1/0183/2026 **Date:** 2/16/26 4:10 PM

From:

Village Panchayat

Varakalpattu

To :

Applicant
M/S Shree Mahaveer Sai Skandha Space,
No.114, Main road, Nellikuppam,
Cuddalore District, Tamilnadu - 607105.

Online Application Number: VW6Y0D6A

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union – Varakalpattu Panchayat – Varakalpattu Village - Survey Numbers 5/3B, 6/2, 6/3, 6/4A1, 6/4A2, 6/4B, 6/5, 6/6, 6/7, 7/1, 7/2A, 7/2B – Total Extent of 9.11 1/2 acre or 36900 Square meter -Final approval - Reg.

Ref :

1. Online letter from The Assistant Director, DTCP office, Cuddalore district ROC No. VW6Y0D6A/2025/TCP, Date:18.12.2025
2. Varakalpattu panchayat resolution number is 92, Dated.02.02.2026.
3. Demand Payment receipts
4. Other related documents

Body:

A proposal through online (Single Window Portal) has been received from The Assistant Director, DTCP office, Cuddalore district for final approval of “New residential Layout”. Necessary Scrutiny fees (Rs.55350/-), Centage Charge (Rs.45000/-), Development Charge (Rs.55350/-) and Sub Division Charge (Rs.60000/-) have been already paid in DTCP office, Cuddalore District.

Applicant named M/S Shree Mahaveer Sai Skandha Space (PAN : AFPFS0776M, Register of Firms as No.FR/Cuddalore/24/2025), No.114, Main road, Nellikuppam, Cuddalore District,

Tamilnadu - 607105 who has requested final approval for new residential layout comprised in Survey Numbers 5/3B, 6/2, 6/3, 6/4A1, 6/4A2, 6/4B, 6/5, 6/6, 6/7, 7/1, 7/2A, 7/2B total extent of 9.11 1/2 acre or 36900 Square meter formed in Varakalpattu village, Varakalpattu Panchayat, Cuddalore Panchayat Union. This property owned by M/S Shree Mahaveer Sai Skandha Space wide document number 4507/2025, Dated.14.11.2025 and the same has been registered in book number 1 at Nellikuppam Sub registrar office office, Cuddalore District. Patta number for this property is 1150.

The applicant provided basic amenities in the layout area like roads, street lights etc., and also paid following fees for final approval.
1) Layout approval fees Rs.3,97,200/- (Rupees Three Lakh Ninety Seven Thousand Two Hundred only) through online. Receipt number : 2026020557577, Date.05.02.2026.
2) Plot approval / Inspection fees Rs.1,33,000/- (Rupees One Lakh Thirty Three Thousand only) through online. Receipt number : 2026020557577, Date.05.02.2026.
3) Land conversion charge Rs.1,50,480/- (Rupees One Lakh Fifty Thousand Four Hundred and Eighty only). Receipt number :20260205019698, Date.05.02.2026.

Applicant gifted the land allotted for TANGEDCO (152.99 Sq.metre) and Local body usage (141.66 Sq.metre), Roads (9124.88 Sq.metre), OSR Land (2779.10 Sq.metre) and handed over to Varakalpattu Panchayat in favour of SPECIAL OFFICER / BLOCK DEVELOPMENT OFFICER(VP), CUDDALORE. The Gift deed document registered in Nellikuppam Sub registrar office, Cuddalore District. Its document number is 4899/2025, Dated.15.12.2025 in book number 1. The panchayat resolution has been passed in Varakalpattu panchayat vide resolution number 92, Dated.02.02.2026 for this residential layout approval.

Hence it is here by accorded final approval for this layout which was technically approved by DTCP Office, Cuddalore vide approval number LP/ DTCP (CUDD) No.177/2025 comprised in Survey Numbers 5/3B, 6/2, 6/3, 6/4A1, 6/4A2, 6/4B, 6/5, 6/6, 6/7, 7/1, 7/2A, 7/2B, total extent of 9.11 1/2 acre or 36900 Square meter with 133 plots situated in Varakalpattu village, Varakalpattu Panchayat, Cuddalore 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 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"

Copy to
1. Assistant Director, DTCP Office, Cuddalore District.
2. The Sub Registrar, Nellikuppam Sub Registrar Office, Cuddalore District.
3. TNRERA, Chennai – 600008.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.02.16 16:10:10

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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