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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B1/0241/2026 **Date:** 2/6/26 8:08 PM

From:

Village Panchayat

Arisiperiyankuppam

To :

Applicant
Tmt.K.Rathika w/o S.Karthikeyan,
No.83, East Street, West Ramapuram,
Cuddalore Taluk and DistrictK.Rathika w/o S.Karthikeyan,
No.83, East Street, West Ramapuram, Cuddalore Taluk and District.

Online Application Number: AC9AV0IJ

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union – Arisiperiyankuppam Panchayat - Arisiperiyankuppam Village - Survey No.56/1A, 56/3A and 56/3B2 - Total Extent of 1.94 acre or 7850 Square meter - Final approval - Reg.

Ref :

1. Online letter from The Assistant Director, DTCP office, Cuddalore district ROC No.AC9AV0IJ/2025/TCP, Date:16.12.2025.
2. Arisiperiyankuppam Panchayat resolution number is 31 . Dated.26.01.2026.
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.11775/-), Centage Charge (Rs.15900/-), Development Charge (Rs.11775/-) and Sub Division Charge (Rs.21200/-) have been already paid in DTCP office, Cuddalore District.

Applicant named K.Rathika w/o S.Karthikeyan, No.83, East Street, West Ramapuram, Cuddalore Taluk and District has requested final approval for new residential layout comprised in Survey Number 56/1A, 56/3A and 56/3B2, total extent of 1.94 acre or 7850

Square meter formed in Arisiperiyankuppam village, Arisiperiyankuppam Panchayat, Cuddalore Panchayat Union. This property owned by applicant wide document number 3637/2011, Dated.04.08.2011 and the same has been registered in book number 1 at Cuddalore Joint II Sub registrar office, Cuddalore District. Its Patta numbers are 1356 and 2222.

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.2,53,470/- (Rupees Two Lakh Fifty Three Thousand Four Hundred and Seventy only) through online. Receipt number : 2026020456358, Date. 04/02/2026.
2) Plot approval fees Rs.48,000/- (Rupees Forty Eight Thousand only) through online. Receipt number : 2026020456358, Date. 04/02/2026.

Applicant gifted the land allotted for TANGEDCO (37.29 Sq.metre) and Local body usage (30.42 Sq.metre), Roads (2298.85 Sq.metre) and handed over to Arisiperiyankuppam Panchayat in favour of SPECIAL OFFICER / BLOCK DEVELOPMENT OFFICER(VP), CUDDALORE. The Gift deed document registered in Cuddalore Joint II Sub registrar office, Cuddalore District. Its document number is 6744/2025, Dated.11.12.2025 in book number 1. And Equivalent Guide Line Value for OSR land, an amount of Rs.15,900/- (Rupees Fifteen Thousand Nine Hundred Rupees only) has been remitted by applicant on 12/12/2025. The Panchayat resolution has been passed in Arisiperiyankuppam panchayat vide resolution number 31 . Dated.26.01.2026 for this residential layout approval.

Hence it is here by accorded final approval for this layout (LP/ DTCP (CUDD) No.174/2025 and LPA No.26/2025) comprised in Survey Number 56/1A, 56/3A and 56/3B2, total extent of 1.94 acre or 7850 Square meter with 48 plots situated in Arisiperiyankuppam village, Arisiperiyankuppam 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, District Town and Country Planning Office, Cuddalore District.
2. The Tahsildar, Tamil Nilam, Cuddalore Taluk, Cuddalore District.
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA), No 1A, 1st Floor, Gandhi Irwin Bridge Road,

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.02.06 20:08:29

தீர்மான நகல்

அரிசிபெரியாங்குப்பம் ஊராட்சி ..... கடலூர் ..... ஊராட்சி ஒன்றியம்

2024...ஆம் ஆண்டு...மார்ச்... மாதம்..26...ந் தேதி...திங்கள்கிழமை காலை / மாலை.....11.....

மணிக்கு...அரிசிபெரியாங்குப்பம்... ஊராட்சி மன்ற அலுவலக கட்டிடத்தில் நடைபெற்ற சாதாரண / அவரச / சிறப்புக் கூட்ட நடவடிக்கை குறிப்புகள். வருகை :~~திரு / திருமதி~~ வட்டார வளர்ச்சி அலுவலர் (தி.ஊ) உட்பட தலைவர் அவர்கள் உள்ளபட வருகை தந்த உறுப்பினர்கள் .....பேர்கள்

பொருள் : 31	தீர்மானம்
அரிசிபெரியாங்குப்பம் ஊராட்சியில் உள்ள அரிசிபெரியாங்குப்பம் குக்கிராமம் புதிய மனைபிரிவின் சர்வே எண்: 56/1A, 56/3A, 56/3B2 - ல் 1.94 ஏக்கர் அல்லது 7850.00 சதுர மீட்டர் பரப்பளவு இடத்தில் அமைந்துள்ள 48 மனைக்கு வரைபடத்தில் உள்ளவாறு அனுமதி அளிப்பதற்கு மன்றத்தில் அங்கிகாரம் கோருவது.	தீர்மானம் நிறைவேற்றப்பட்டது.

26/1/24

துணை அலுவலர் / வட்டார வளர்ச்சி அலுவலர் (தி.ஊ)
அரிசிபெரியாங்குப்பம் ஊராட்சி,
கடலூர் ஊராட்சி ஒன்றியம்.

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

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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

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/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.