Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: B1/1756/2025 **Date:** 7/10/25 2:46 PM

From:

Village Panchayat

Maruthadu

To :

Applicant:
Mr.V.Somasundaram s/o., Venugopal,
No.327, Mariyamman Kovil Street,
Varakalpattu & Post, Cuddalore Taluk,
Cuddalore District - 607109.

Online Application Number: AUL57445

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union - Maruthadu Panchayat – Senji Kumarapuram Village - RS No. 4/4A (Old Survey No.39/2B, 40/2B)– 1.33 acre or 5400 Square meter - Final approval - Reg.

Ref :

1. Online letter from DTCP office, Cuddalore district ROC No. AUL57445/2025/CUD/2025/TCP, Date : 03/05/2025
2. Marudhadu panchayat resolution number is 62, Dated.08.07.2025.
3. Demand Payment receipts
4. Other related documents

Body:

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

Applicant name is Mr.V.Somasundaram s/o Venugopal and has requested final approval for new residential layout comprised in R.S.Number 4/4A (Old Survey No.39/2B, 40/2B), total area is 1.33 acre or 5400 Square meter formed in Senji Kumarapuram village , Maruthadu Panchayat, Cuddalore Panchayat Union. 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.1,74,390/- (Rupees One Lakh Seventy Four Thousand Three Hundred and Ninety only) through online. Receipt number:2025070845309, Date.08.07.2025
2) Plot approval fees Rs.47,000/- (Rupees Forty Seven Thousand only) through online. Receipt number:2025070845309, Date.08.07.2025
3) Land conversion charge Rs.14,000/- (Rupees Fourteen Thousand only). Receipt number:20250708016438, Date.08.07.2025.

The Applicant registered the land allotted for Electricity usage (23.36 Sq.metre) and Local body usage (19.70 Sq.metre) and Roads(Road no.1 and 2) and who has handed over through Gift Deed to Maruthadu Panchayat in favour of Block Development Officer(VP). The Gift deed document registered in Nellikuppam sub register office, Cuddalore District in book number 1. Its document number is 1754/2025, Dated.29.04.2025. Payment of Rs.37,338/- which is equivalent value to OSR land has been paid on 30.04.2025 by applicant.

The panchayat resolution has been passed in Maruthadu panchayat vide resolution number 62, Dated.08.07.2025 for this residential layout approval.
Hence it is here by accorded final approval for this layout (LP/ DTCP (CUDD) No.60/2025) comprised in R.S.Number 4/4A (Old Survey No.39/2B, 40/2B), total area is 1.33 acre or 5400 Square meter with 47 plots situated in Senji Kumarapuram village, Maruthadu 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”

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Cuddalore*
*Date:2025.07.10 14:46:43*

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.