Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B4/ 0566/2026
Date.13.05.2026

Date: 5/13/26 8:16 PM

From:

Village Panchayat

Chinnur Pudupettai

To :

Applicant
Thiru.N.Manoj Kumar,
No.27, Sunami Nagar,
Temporary Sree Ponnachi Amman
Kumarapettai
Cuddalore - 608 501.

Online Application Number: 58C0HQM6

Sir/ Madam,

Sub :

Residential Layout - DTCP- Cuddalore District - Parangipettai Panchatyat union - Chinnur Pudupettai Panchayat- Chinnur Pudupettai Village - Ariyakoshti Revenue Village - RS NO 148/69 -1.50 acre or 6070.00 sq. metre - Final Approval Issuing - Reg

Ref :

Online Letter From DTCP Office , Cuddalore Roc No.58C0HQM6/2026/TCP Dt.21/04/2026

Body:

Application through online (SWP) received for further action of Layout approval in Parangipettai Panchayat Union, Chinnur Pudupettai Panchayat, Ariyakoshti Village-S.F.No. 148/69 -1.50 acre or 6070.00 sq. metre metre. Gift Deed of Roads and Local body Purpose Land this layout have been submitted to Chinnur Pudupettai Panchayat in Favour of Block Development Officer (VP), Parangipettai Panchayat Union (Document No. 208/2026).
Following this, Basic infrastructures have been made in this layout.

The following amount paid by the Applicant.

1) Rs.29,000/- (Rupees Twenty Nine Thousand only) for layout approval fees paid on 12.05.2026

2) Rs.1,30,800/ [Rupees One Lakh Thirty Thousand and Eight Hundred only) for layout inspection fees paid on 12.05.2026

3) Rs.1,60,500/- (Rupees One Lakh Sixty Thousand Five Hundred only) for Street Light Development Fees Paid On Dt.13.05.2026

4) Rs.93,775/- (Rupees Ninety Three Thousand Seven Hundred and Seventy Five only) for Water Supply Development Fees Paid On Dt.13.05.2026

5) Rs.3,55,122/- (Rupees Three Lakh Fifty Five Thousand One Hundred and Twenty two only) for Land conversion Fees E challan no. 20260511029234 Paid on 11.05.2026

And Resolution for layout approval has been made on 07.05.2026 Resolution number is 8

Due to this all conditions satisfied, the layout is approved by the Special Officer / Block Development Officer(VP), Chinnur Pudupettai Panchayat, Parangipettai Panchayat Union, Cudddalore Ditrict.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.05.13 20:16:03

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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