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Layout Application - Final Approval Letter



Roc No: 06

Date: 6/4/25 8:07 PM

From:

Village Panchayat

Manavalanallur Panchayat ,
VPSC Building Opp
Manavalanallur - Post,
Viruthachallam - Taluk ,
Cuddalore - District.

To :

Thiru. Mubarak Ali and
Thiru. Mohammed Siddik Ali,
No.52-53, MKMS Villa,
MelaKKottai veedhi,
Thangamani Ammal Garden,
Virudhachalam Town.

Online Application Number:

BRBEBTOE

Sir/ Madam,

Sub :

Residential Layout - Office of the Executive Authority - Cuddalore District – Virudhachalam Taluk – Virudhachalam Panchayat Union – Manavalanallur Panchayat and Village - R.S.No. 85/3, 85/4, 85/13, 86/1, 86/2B, 86/3A - Extent of 2.45 Acres or 9920.00 Sq.m - Final Approval - Reg

Ref :

1. Applicant Thiru. Mubarak Ali and Mohammed Siddik Ali Online Reference No. BRBEBTOE /2025/TCP, Dated:17.02.2025
2. District Town and country planning Office, Cuddalore District Letter No. BRBEBTOE/2025/TCP, (Road pattern issued on Dated:05.04.2025).
3. Joint Director, Agriculture Department, Cuddalore District's Dry Land Noc Letter Roc.No.E2/1472/2025, Dated:04.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
5. Applicant Thiru. Mubarak Ali and Mohammed Siddik Ali, Dated. 07.04.2025, (Gift deed document No:1891/2025, Dated.07.04.2025)
6. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. Ms. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019

and G.O.Ms. No.16, Municipal
Administration and Water

Supply Department, dated:31.01.2020.

9. G.O. Ms. No.141, Housing and Urban Development Department, Dated:23.09.2020.

10. G.O. Ms. No.181, Housing and Urban Development Department, Dated:09.12.2020

11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:
30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated:
08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.

14. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:
14.10.2019.

Ref :

15. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5,
Dated:12.05.2023.

16. Demand payment Request Letter, Dated.05.04.2025 and 07.04.2025 (Requiring OSR Charges,
Centage Charges, Subdivision
Charges and Development
Charges).

17. Applicant Thiru. Mubarak Ali and Mohammed Siddik Ali, Demand payment Submitted Letter,
Dated:07.04.2025 and
08.04.2025

18. Local Body Demand Payment Dated.04.06.2025

19. Local Body Demand Payment Transaction ID: d83ec6d7-2163-4be8-8057-ac6f4a16046f

19. Village Panchayat Resolution No.31, Dated.28.04.2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential layout in
Cuddalore District,
Virudhachalam Taluk,

Virudhachalam Panchayat Union, Manavalanallur Panchayat and Village, R.S.No 85/3, 85/4, 85/13, 86/1,
86/2B, 86/3A with anExtent of 2.45 Acres or 9920.00 Sq.m for Technical Approval.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued
by this office on 05.04.2025. Further the applicant Thiru. Mubarak Ali and Mohammed Siddik Ali has gifted
the road, road splay and public areas have been handed over to the Block Development Officer,
Virudhachalam Panchayat Union on 07.04.2025. Hence, this residential layout has been approved with
below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/ DTCP (CUDD)
No. 40/2025, and enclosed with 2 set of original maps and gift deeded documents has been forwarded with
it for further action

2. Further, when the final approval is given by the local body, it is requested to send a copy of the
conditions to this office immediately.

3. After the approval of the local body. It is requested to send the approved residential layout map to the
concerned registration department office and land survey department for information and appropriate
action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned
Thasildhar to update in Tamilnilam website

Special Conditions

1. a) With reference to the 9th cited and 10th cited letter, if the located site lies in the Municipal/
Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads,
storm water drains and street lights from the applicants After collecting the necessary fees the final layout
sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout
sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only
after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water
supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards
specified by the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final
approval After transfer of earmarked road, public areas S.No sub-division in favor concern local body.

3. 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

Additional Information

Total Extent of the Proposed Layout - 2.45 Acres or 9920.00 Sq.m

No of Plots (including EWS Plots) - 47 Nos

Layout Road Area Handed over to Local body - 3347.10 Sq.m

Local Body (A) - 34.90 Sq.m (0.53%)

TANGEDCO (B) - 33.50 Sq.m (0.50%)

OSR - Equivalent Guideline value remitted by Applicant

Copy :

1. Asisstant Director(Panchayats),
Vridhachalam

2. Tasildar,
Vridhachalam Taluk,
Cuddalore

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

4. Sub Registrar,
Vridhachalam Sub Registrar Office,
Cuddalore District

5. Assistant Director,
Survey and Land Records,
Cuddalore District

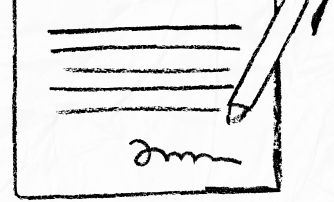


Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2025.06.04 20:07:33





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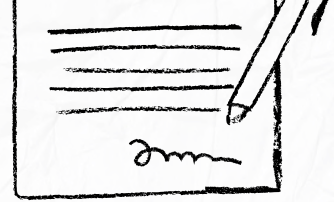
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real estate journey

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