Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 6/1/26 2:46 PM

From:

Village Panchayat

Pathirikuppam

To :

Mr.K.Ganesan s/o Kuppusamy,
No.1 & 2, Adhikesava nagar, Pathirikuppam Village,
Cuddalore - 607401.

Online Application Number: LB40796H

Sir/ Madam,

Sub :

New Residential Layout - DTCP - Cuddalore District – Cuddalore Panchayat Union – Pathirikuppam Panchayat – Pathirikuppam Village - RS No.57/3 – Total Extent of 1.0875 acre or 4400 Square meter - Final approval - Reg.

Ref :

1. Online letter from The Assistant Director, DTCP office, Cuddalore district ROC No. LB40796H /2026/TCP, Date:21.04.2026
2. Pathirikuppam panchayat resolution number is 74, Dated. 27.05.2026.
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.6600/-), Centage Charge (Rs.6600/-), Development Charge (Rs.6600/-) and Sub Division Charge (Rs.8000/-) have been already paid in DTCP office, Cuddalore District.

Applicant named Mr.K.Ganesan s/o Kuppusamy, No.1 & 2, Adhikesava nagar, Pathirikuppam Village, Cuddalore - 607401 has requested final approval for new residential layout comprised in R.S.Number 57/3, total extent of 1.0875 acre or 4400 Square meter formed in

Pathirikuppam village, Pathirikuppam Panchayat, Cuddalore Panchayat Union. This property owned by applicant wide document number 4345/2015, Dated.26.11.2015 (in B schedule) and the same has been registered in book number 1 at Cuddalore Joint II Sub registrar office, Cuddalore District. Its Patta number is 3217. The above document partitioned and decree passed by District court, Cuddalore whose O.S No is 98/2010, Dt: 13.07.2015.

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.1,89,440/- (Rupees One Lakh Eighty Nine Thousand Four Hundred and Forty only) through online. Receipt number : 2026052659900, Date.26/05/2026.
2) Plot approval fees Rs.17,000/- (Rupees Seventeen Thousand only) through online. Receipt number : 2026052659900, Date.26/05/2026.

Applicant gifted the land allotted for TANGEDCO (17.22 Sq.metre) and Local body usage (18.01 Sq.metre), Roads (1225.74 Sq.metre) and handed over to Pathirikuppam Panchayat in favour of SPECIAL OFFICER/BLOCK DEVELOPMENT OFFICER(VP), CUDDALORE. The Gift deed document registered in Cuddalore Joint II Sub registrar, Cuddalore District. Its document number is 448/2026, Dated.30.01.2026 in book number 1. And Equivalent Guide Line Value for OSR land, an amount of Rs.13,33,206/- (Rupees Thirteen Lakh Thirty Three Thousand Two Hundred and Six only) has been remitted by applicant on 07.04.2026. The panchayat resolution has been passed in Pathirikuppam panchayat vide resolution number 74, Dated. 27.05.2026 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.71/2026 and (Cuddalore Local Planning Authority Planning Permission No.14/2026) comprised in R.S.Number 57/3, total extent of 1.0875 acre or 4400 Square meter with 17 plots situated in Pathirikuppam village, Pathirikuppam 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, Cuddalore Joint II Sub registrar Office, Cuddalore District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.06.01 14:46:49