Layout Application - Final Approval Letter

Roc No: 05/2025-26 **Date:** 3/7/26 6:38 PM

From:

Village Panchayat

Lalpuram

To :

Kalaivani and Gokul No.183, Keerapalaiyam , Chidambaram TK

Online Application Number: EFDOKPSO

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Cuddalore District – Chidambaram Taluk – Melbhuvanagiri
Panchayat Union – S.Nos. 19/2B2,19/2B3,20/2A and 57/1N of Paluthankarai Village Lalpuram Panchayat - Extent of 0.77Acres or 3125.00 Sq.m
- Technical approval issued - Forwarded for further action - Reg.

Ref :

1. Applicant Thiru. Kalaivani and Gokul, Bhuvanagiri Online Application
2. District Town and country Planning Office, Cuddalore District Letter No. EFDOKPSO/2025/TCP, (Road pattern issued on Dated:20.06.2025).
3. The Collector, Cuddalore District, Cuddalore District's Wet Land Noc Letter
4. Circular from the Director of Town and Country Planning, Roc.No.EFDOKPSO/2025/TCP Dated:20.06.2025.
5. Applicant Thiru. Kalaivani and Gokul, Bhuvanagiri Online (Gift Deed Document No:3902/2025, Dated.26.06.2025)
6. G.O. Ms. No., 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:09.12.202011. Dated. 26.05.2025.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban

Development Department, Dated:
30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019.
14. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5,Dated:12.05.2023.
15. Demand payment Reciept
16. Applicant Thiru. Kalaivani and Gokul , Bhuvanagiri Demand payment Submitted Letter,
17. Village Panchayat Resolution No.21, Dated.06.03.2026
18. Layout Approval Fee Payment Reciept

Body:

With reference to the 1st Cited letter, applicant has requested for the Residential layout in Cuddalore District, Chidambaram Taluk, Melbhuvanagiri Panchayat Union, S.Nos. 19/2B2,19/2B3,20/2A and 57/1N of Paluthankarai Village , Lalpuram Panchayat with an Extent of 0.77 Acres or 3125.00 Sq.m for Final Approval.

In the continuation, with reference to the 2nd cited letter, Road pattern for Residential Layout has been issued by this office on 20.06.2025. Further the applicant Thiru. Kalaivani and Gokul, Bhuvanagiri has gifted the Roads, play,Park and Public areas have been handed over to the Block Development Officer, Melbhuvanagiri Panchayat Union on 25.06.2025. Hence, this Residential layout has been approved with Village Panchayat Resolution No.21, Dated.06.03.2026 with below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/ DTCP (CUDD) No. 48/2025, 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 DTCP and AD Panchayat 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.

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 Body: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 favour of 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.
Body:
Additional Information
Total Extent of the Proposed Layout - 0.77 Acres or 3125.00 Sq.m
No of Plots (including EWS Plots) - 17 Nos

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.03.07 18:38:26