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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B6/102/2026

Date: 6/24/26 11:03 AM

From:

Village Panchayat

Edachithur Panchayat,
Edachithur - Post,
Virudhachalam - Taluk
Cuddalore - District.

To :

Thiru . Mohamed Rafik & Thiru.Shajahan,
No.51/1, Muslim street
Edaichithur
Vridhachalam Taluk, Cuddalore District.

Online Application Number: UIRE2G4W

Sir/ Madam,

Sub :

Residential Layout – DTCP - Cuddalore District – Vridhachalam Panchayat Union- Edaichithur Panchayat - Edaichithur Village – R.S.Nos.241/2A1B, 241/2A2 - Extent of 4430.00 Sqm - Final Approval Orders Issued – Reg.

Ref :

Online Letter from DTCP Office, Cuddalore Roc No. UIRE2G4W/2025/TCP, Dated:28.10.2025

Body:

Application through online (SWP) received for further action of Layout Approval In Vridhachalam Panchayat Union Edaichithur Panchayat, Edaichithur Village R.S.Nos.241/2A1B, 241/2A2 - Extent of 4430.00 Sqm. Gift Deed of Roads and Local Body Purpose Land (A & B) in this Layout have been submited to Edaichithur Panchayat in Favour of Block Development Officer (VP), Vridhachalam Panchayat Union (Document No. 3761 / 2025 Date : 30.09.2025)
and for OSR Land Amount RS.384988/- (Rupees Three lakhs eighty four thousand nine hundred and eighty eight only) has been paid by the Applicants through E-Challan No-20251017007081 Date on – 17.10.2025.

Following this Basic Infrastructures such as BT Road has been made In this Layout by the Applicants and Surrendered to the respective Panchayat. For the other Basic Infrastructure

works such as CC Drinage, Street Light Lamp Post and Pipeline Connection amount has been remitted by the Applicants.

The following charges have been Paid by the Applicants.
1). Rs.1026701/- (Rupees Ten lakhs twenty six thousand seven hundred and one Only) against the Layout Basic Infrastructure works Receipt No- 2026031153123, Date on – 11.03.2026
2). Rs.24000/- (Rupees Twenty four Thousand Only) against the Layout Inspection fees Receipt No- 2026060353123 Date on – 03.06.2026
3).Rs.95370/- (Rupees Ninety five thousand three hundred and seventy only) for the Layout Approval fees Receipt No -2026060353123 Date On. 03.06.2026
4).Rs.14323/- (Rupees Fourteen thousand three hundred and twenty three only) for the 3% Land Convertion Charges
E Challan No- 20260608061169 Date.08.06.2026.

And Resolution for Layout Approval has been made by the concerned Panchayat on 20.05.2026 and Resolution number is 02/2026-27.
Due to all conditions are satisfied, this Layout is Approved by the Special Officer / Block Development Officer (VP), Edaichithur Panchayat, Vridhachalam Panchayat Union, Cuddalore District.

Furthur, this Layout Approval order is issued on the basis of the doccuments submitted by the Applicants. If any errors or irregularities are found in the future, the above orders will be cancelled with effect from the date of issue without any prior notice.
Additional Information:

Total Extent of the Approved Layout - 4430.00Sq.m
No of Plots in the Approved Layout – 24 Nos.
Layout Road area Handed over to Local Body – 935.28 Sq.m.
Local Body (A) – 24.30 Sq.m (0.69%)
TANGEDCO (B) – 26.30 Sq.m (0.75%)
OSR – Equalent guideline value remitted by Applicants.

Approved Layout Conditions :
1.Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office and Local Body.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR – 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters insuccession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. Once the applicant receives the approval of the layout plan from the District Town and country planning office and Local Body, the approved layout plan shall be permanently published at the entrance of the layout without any change / release for public view through a 6’ x 4’ permanent Display board along with the details of resolution number and date of approval of the layout.
10. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
11.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrector if there is a situation where the Planning Permission /Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will becancelled by the District Town and Country Planning Office and Local Body without any prior notice.
12. A copy of the Plan approved by the Cuddalore District Town and Country Planning office and Local Body along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

Copy To:

1. Thiru . Mohamed Rafik & Thiru.Shajahan,
   No.51/1, Muslim street
   Edaichithur,
   Virudhachalam Taluk,
   Cuddalore District.
2. Assistan Director,
   District Town And Contry Planning Office
   No.34 Tamil Muthu Nagar Konduur.,
   Cuddalore-607006
3. Thasildar,
   Tamil Nilam,
   Virudhachalam Taluk,
   Cuddalore District.
4. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600008
5. Sub Registrar,
   Mangalampettai Sub Registrar Office,
   Virudhachalam Taluk,
   Cuddalore District.
6. Assistant Director,
   Survey and Land Records,
   Cuddalore District.
7. Assistant Director (Panchayat & Audit)
   Vridhachalam (West),
   Vridhachalam.

Village

Signature valid

Signed by: Village Panchayat President
Location:Cuddalore
Date:2026.06.24 11:03:22

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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