Layout Application - Final Approval Letter

Roc No: 305/2026/PA4 **Date:** 4/30/26 1:40 PM

From:

Village Panchayat

Vinnavadi Panchayat office

To :

Mr. C. Ravibalan and Mrs. R. Sudha,
No.1/22, Kanniyamman Kovil Street,
Narasimman Nagar, Cheyyar, Cheyyar Taluk, Tiruvannamalai District, 604 407.

Online Application Number: GPGPRZET

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District- The Proposal for a Residential Layout with an extent of 0.39.17 Hectare (0.96 3/4 Acre) in S.F.Nos. 18/1B1A, 18/1B1D, 18/1B1E & 18/32 of Vinnavadi Village and Panchayat, Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District- Technical clearance issued – final order issued - Reg.

Ref :

1.Applicant Mr.C.Ravibalan and Mrs. R.Sudha, Letter No. GPGPRZET dated:27.11.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No. GPGPRZET / 2025/TVM. (Road pattern issued on dated: 08.01.2026).
3.Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E2/16399/2025, Dated : 22.12.2025
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5.Applicant Mr.C.Ravibalan and Mrs. R.Sudha, Letter No. GPGPRZET dated:19.02.2026 (Gift deed document no: 153/2026, dated: 13.01.2026).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11.Government Letter No.19113 / Nov 4 (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.Demand payment Request Letter, Dated: 19.02.2026 (requiring payment of Centage Fee, Display Board Fee, Development charge, OSR Fee, Subdivision charge and Flag Day Fund).
15.Applicant Mr.C.Ravibalan and Mrs. R.Sudha, Letter No. GPGPRZET dated:03.03.2026 (Payment of Centage Fee, Display Board Fee, Development charge, OSR Fee, Subdivision charge and Flag Day Fund). 16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 0.39.17 Hectare (0.96 3/4 Acre) in S.F.Nos. 18/1B1A, 18/1B1D, 18/1B1E & 18/32 of Vinnavadi Village and Panchayat, Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District forwarded to District Town and Country Planning, Tiruvannamalai District for concurrence. In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 08.01.2026. Further the Applicant Mr.C.Ravibalan and Mrs. R.Sudha has gift deed the Roads, Road Splays, PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) has been handed over to the local body on: 13.01.2026. The Local Body Demand Had Paid on 29.04.2026. Hence, this residential layout has been approved with below conditions
Hence, This residential layout has been approved with Vinnavadi Panchayat below conditions.
1. Alteration of plot sizes, and further sub division of plots contrary to the map approved by the town and Tiruvannamalai country planning department shall not be done.
2. The approved Layout plan and other documents related to housing plots should be shown to the Vinnavadi Executive Officer/Vinnavadi Village President on demand.
3. No encroachment shall be made on allotted the government /Village panchayat public places and street.
4.Applicant Shall bear the sole responsibility for suits arising out of deed registrations and changes in land Ownership.
5.Construction of high voltage /low voltage Power line for the plots to be sold by the applicant through the reserved area of public or Open space handed over the local body is not permitted.
6.In case of any document found in false the approval shall be cancelled without any prior intimation to the applicant and it's also that any violation of the above conditions will results in the Cancellation of this Layout Approval.

Copy To:
1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA), No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai - 600008.
2. The Sub-Register, Joint 2, Cheyyar Sub-Register office, Tiruvannamalai District.
3. The Assistant Director, Survey Land Records, Tiruvannamalai.
4. The Tahsildar (Tamilnilam) Cheyyar Taluk, Tiruvannamalai District

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.04.30 13:40:49