Layout Application - Final Approval Letter

Roc No: 281/2025/PA4 **Date:** 9/30/25 3:35 PM

From:

Village Panchayat

Arugavoor

To :

1. Mr. M. Vijayakumar and Mr. P. Rajadurai,
Old No.137, New No.390, Thoppu Street,
Vadamanappakkam Village,
Vembakkam Taluk,
Tiruvannamalai District,
604402

Online Application Number: 55VCBLFI

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 0.83.5 Hectare (2.06 Acre) in S.F.Nos. 213/4, 217/1A, 218/2E of Arugavoor Village and Panchayat,
Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District -Technical clearance issued - forwarded for further action -
Reg.

Ref :

1.Applicants Mr. M. Vijayakumar and Mr. P. Rajadurai, Letter No. 55VCBLFI dated:11.08.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No. 55VCBLFI /2025/TVM. (Road pattern issued on
dated: 18.08.2025).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: U2/10692/2025, Dated : 14.08.2025
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5.Applicants Mr. M. Vijayakumar and Mr. P. Rajadurai, Letter No. 55VCBLFI Dated:19.08.2025 (Gift deed document
no:3819/2025 dated:19.08.2025).
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:20.08.2025 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline
Value Fee, Development charge, Subdivision charge and Flag Day
Ref :
Fund).
15. Applicants Mr. M. Vijayakumar and Mr. P. Rajadurai, Letter No. 55VCBLFI Dated:20.08.2025 (Payment of Centage Fee,
Display Board Fee, OSR Guideline Value Fee, Development charge,
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.
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 0.83.5
Hectare (2.06 Acre) in S.F.Nos. 213/4, 217/1A, 218/2E of Arugavoor
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 18.08.2025 Further the Applicants
Mr. M. Vijayakumar and Mr. P. Rajadurai 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:
19.08.2025. Hence, this residential layout has been approved with below conditions.

Body:

1.As per the condition, the layout has been approved and approved number issued as LP/SWP/ DTCP/ Tiruvannamalai district /
layout no. 309/2025 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 as per Condition no.9 (b).
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 8th 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 areas S.F. No sub-division in favour 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
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been
requested to collect Rs.1000 as scrutiny fee for each plots. And
under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the
final approval
AS PER Arugavoor Panchayat village panchayat Resolution No:71 Date :09.09.2025 The layout has been Approved

Copy To:
1. Mr. M. Vijayakumar and Mr. P. Rajadurai,
Old No.137, New No.390, Thoppu Street,
Vadamanappakkam Village,
Vembakkam Taluk,
Tiruvannamalai District,
604402
2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
3. The Sub-Register,
Joint-2 Cheyyar Sub-Register office,
Tiruvannamalai District.
4. The Assistant Director,
Survey Land Records,
Tiruvannamalai.
5. The Tahsildar (Tamilnilam)
Cheyyar Taluk,
Tiruvannamalai District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.09.30 15:35:18