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Layout Application - Final Approval Letter

Roc No: 839/2025/PA5 Date: 6/2/25 1:10 PM

From:

Village Panchayat

Thandarai Panchayat office

To :

N.Sridhar

Online Application Number: YSS9SI00

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 1.33.12 Hectare (13312.00 Sq.m) in S.F.Nos. 231/1B, 231/3B, 232/1B,232/2B,232/3, 233/1,233/2,233/4, 238/1B,238/2,238/3,238/4,238/5A, 238/5B, 239/6A,239/6B of Thandarai Village and Panchayat, Cheyyar Panchayat Union,
Cheyyar Taluk, Tiruvannamalai District - Technical clearance issued

Ref :

1.Applicant Mr.N Sridhar Letter No. YSS9SI00 dated:06.03.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No. YSS9SI00 /2025/TVM. (Road pattern issued on
dated: 26.03.2025).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E3/9184/2024, Dated : 17.03.2025
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Mr.N Sridhar Letter No. YSS9SI00 Dated:28.03.2025 (Gift deed document no: 1491/2025 dated:27.03.2025).
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:21.04.2025 (requiring payment of Centage Fee, Display Board Fee, Development
charge, Subdivision charge and Flag Day Fund).
Ref :
15. Applicant Mr.N Sridhar Letter No. YSS9SI00 dated:21.04.2025 (Payment of Centage Fee, Display Board 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.
17. District Collector, Tiruvannamalai District NOC letter No. Moo.Mu. AA-3/2272234/2024 Dated : 25.01.2025

Body:

Sub : Ref : Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 1.33.12 Hectare (13312.00 Sq.m) in S.F.Nos. 231/1B, 231/3B, 232/1B,232/2B,232/3, 233/1,233/2,233/4, 238/1B,238/2,238/3,238/4,238/5A, 238/5B, 239/6A,239/6B of Thandarai Village and Panchayat, Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for further action – Reg

1.Applicant Mr.N.Sridhar Letter No. YSS9SI00 dated:06.03.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No. YSS9SI00 /2025/TVM. (Road pattern issued on dated: 26.03.2025).
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With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 1.33.12 Hectare (13312.00 Sq.m) in S.F.Nos. 231/1B, 231/3B, 232/1B,232/2B,232/3, 233/1,233/2,233/4, 238/1B,238/2,238/3,238/4,238/5A,238/5B, 239/6A,239/6B of Thandarai 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 26.03.2025 Further the Applicant Mr.N Sridhar has gift deed the Roads, Road Splays,Park, PP-1 site (reserved local

body) & PP-2 site (reserved for TANGEDCO) has been handed over to the local body on: 27.03.2025
Hence, this Thandari Panchayat Resolution No:48,Dt:30.05.2025 Residential layout has been approved.
Copy To:
1. Mr.N Sridhar
No.1/A Sri Sastha Enclave,
Surya Narayana Nagar,Thiruverkadu,
Poonamallee,
Chennai - 600077

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)
CheyyarTaluk,
Tiruvannamalai District.

Enclosure
1.Layout original map and Condition – 2 set

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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