Layout Application - Final Approval Letter

Roc No: 305/2026/PA4

Date: 4/30/26 12:51 PM

From:

Village Panchayat

Navalpakkam Panchayat office

To :

Mr.R.Murugan and Mr. R.Tamilvanan
No.123, Bajanai Koil Street,
Pallaeyadiampatti,
Thorapadi, Vellore, 632002

Online Application Number: J0S7F4DH

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 2.02.5 Hectare (5.00 Acre) in S.F.Nos. 213/1A, 213/1B, 213/2A1, 213/2A2 of Navalpakkam Village and Panchayat, Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District- Technical clearance issued - Final Approval Order - Reg.

Ref :

1.Applicant s Mr.R.Murugan and Mr. R.Tamilvanan Letter No. J0S7F4DH dated:20.05.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No. J0S7F4DH /2025/TVM. (Road pattern issued on dated: 11.06.2025).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: U2/6822/2025, Dated : 05.06.2025
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant s Mr.R.Murugan and Mr. R.Tamilvanan Letter No. J0S7F4DH dated : 31.07.2025 (Gift deed document no: 1363/2025 dated:27.06.2025).
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:04.08.2025 (requiring payment of Centage Fee, Display Board Fee, Development charge, Subdivision charge and Flag Day Fund).
15. Applicant s Mr.R.Murugan and Mr. R.Tamilvanan Letter No. J0S7F4DH dated : 04.08.2025 (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. With reference to the 1st Cited letter,

Body:

Applicant has requested for the approval of residential layout in with an extent of 2.02.5 Hectare (5.00 Acre) in S.F.Nos. 213/1A, 213/1B, 213/2A1, 213/2A2 of Navalpakkam 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 11.06.2025 Further the Applicant s Mr.R.Murugan and Mr. R.Tamilvanan 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: 27.06.2025. 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 Navalpakkam 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 Navalpakkam Executive Officer/Navalpakkam 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, Peranamallur Sub-Register office, Tiruvannamalai District.
3. The Assistant Director, Survey Land Records, Tiruvannamalai.
4. The Tahsildar (Tamilnilam) Cheyyar Taluk, Tiruvannamalai District

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.04.30 12:51:29