

RE

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Layout Application - Final Approval Letter



Roc No: 305/2026/PA4

Date: 4/30/26 1:14 PM

From:

Village Panchayat

Kilpudupakkam Panchayat office

To :

Mr.B. Jayakumar,
No.22/1B, Jeeyar Street,
Narasimma Nagar,
Cheyyar Town, Cheyyar Taluk, Tiruvannamalai District, 604407

Online Application Number:

HAPBVYY0

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 0.69.64 Hectare (1.72 Acre) in S.F.Nos. 1/1, 1/2, 1/3, 1/4, 1/5A, 1/5B, 1/6B, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 2/12, 2/13, 2/14, 2/15B Kilpudupakkam Village and Panchayat, Cheyyar Panchayat Union, Cheyyar Taluk, Tiruvannamalai District - Technical clearance issued –Final Approval Order – Reg

Ref :

- 1.Applicant Mr.B. Jayakumar, Letter No. HAPBVYY0 dated:27.10.2025
- 2.District Town and country planning Office, Tiruvannamalai District Letter No. HAPBVYY0 /2025/TVM. (Road pattern issued on dated: 01.12.2025).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: U2/14097/2025, Dated : 30.10.2025
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Mr.B. Jayakumar, Letter No. HAPBVYY0 Dated:02.12.2025 (Gift deed document no: 5483/2025 dated:02.12.2025).
- 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:04.12.2025 (requiring payment of Centage Fee, Display Board Fee, Development charge, OSR Fee, Subdivision charge and Flag Day Fund).
15. Applicant Mr.B. Jayakumar, Letter No. HAPBVYY0 Dated:04.12.2025 (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.
17. The Block Development officer, Cheyyar Panchayat Union Letter No.Na.Ka.Oo.A4/281/2025 Dated:16.10.2025

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 0.69.64 Hectare (1.72 Acre) in S.F.Nos. 1/1, 1/2, 1/3, 1/4,1/5A,1/5B, 1/6B, 2/3,2/4,2/5,2/6,2/7,2/8,2/9,2/12,2/13, 2/14, 2/15B Kilpudupakkam 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 01.12.2025 Further the Applicant Mr.B. Jayakumar 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: 02.12.2025. The Local Body Demand Had Paid on 28.04.2026.Hence, this residential layout has been approved with below conditions.

Hence, This residential layout has been approved with Kilpudupakkam Panchayat on 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 Kilpudupakkam Executive Officer/Kilpudupakkam 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, Cheyyar Joint-2 Sub-Register office, Tiruvannamalai District.
3. The Assistant Director, Survey Land Records, Tiruvannamalai.

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2026.04.30 13:14:51



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.

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Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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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.

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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
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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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