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DIGITALLY VERIFIED RECORD

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

THE LANDLENS SUITE

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.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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

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

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

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

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.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

Verified RealEstate™

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.