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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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

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.