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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 0Q152K35/2025/TCP

Date: 3/3/26 8:19 PM

From:

Village Panchayat

Vellakulam

To :

Mr. R. Kailashnath,
M/s. Sri Vigneshwara Enterprises
No. 1, Ground floor
Plot No. 133, 1st Main Road,
Suba Sri Nagar,
Porur, Chennai,
600116

Online Application Number: 0Q152K35

Sir/ Madam,

Sub :

New house subdivision approval - Thiruvannamalai District, Vempakkam Panchayat Union - Vellakkulam Panchayat - Survey numbers 127, 133/3A1, 133/4, 134/3A1A, 134/3A3, 135/7B, 135/7C, 135/7D - Issuance of non-objection certificate for registration of houses numbered 1 to 159 newly in Senthur Murugan Nagar in an area of 2.79.59 hectares (6.91 acres) 27959 sq. m. - Appurtenant.

Ref :

1. Letter as per the Assistant Director of Urban Planning - Thiruvannamalai's M.V/Ma.N.O.U.I (Thirumalai) No: 322/2026, Date: 29.08.2025.
2. Self-document No: 3953, Date: 20.08.2025, handed over to the Panchayat for house division road and public allocation (public use, electricity transformer location).
3. Decision No: 155, Date: 26.02.2026, by the Private Officer/District Development Officer (K.U).

Body:

In the letter from the Deputy Director of Urban Planning mentioned in View - 1, the village survey numbers of Vellakkulam Panchayat under Vembakkam Panchayat Union are 127, 133/3A1, 133/4, 134/3A1A, 134/3A3, 135/7B, 135/7C, 135/7D - among these, an area of 2.79.59 hectares (6.91 acres) with a surface area of 27,959 sq. m will be newly allocated for

residential plotting as per the industrial-technical approval drawing No. M.V/Ma.N.U.O.I (Thiruvannamalai) 04/2026, dated 07.01.2026. This has been officially approved. Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017 - accordingly, Rs. 159,000/- in words Rupees One Lakh Fifty-Nine Thousand and for viewing the plot Rs. 1,000/- in words Rupees One Thousand, total Rs. 160,000/- in words Rupees One Lakh Sixty Thousand, has been paid under the appropriate government head account and the corresponding receipts submitted. Following this, as mentioned in View - 3, according to the resolution No. 155 of Vellakkulam Panchayat dated 26.02.2026, these houses have been approved for sale.

Vision - 2 According to the donation deed, for the panchayat, including proposed roads and corner setbacks, an area of 8423.86 square meters is designated; 130.40 square meters for the transformer site and 126.17 square meters for public use of the panchayat. In the Vempakkam Sub-Registrar Office, 1 book exists, and according to document number 3953 of the year 2025, it has been automatically assigned. Therefore, final approval for the above residential areas and permission for registration of deeds is hereby ordered.

It is hereby stated that for the residential houses numbered 1 to 159 in the above-mentioned residential section, covering an area of 186,157 square meters, according to the market valuation, at the rate of Rs. 2 per square foot, Rs. 372,314/- and a house fee of Rs. 1,000/- per house, totaling 159x1000=159,000/-, and for viewing the residential section, Rs. 1,000/- amounting to a total of Rs. 532,314/- has been paid into the financial account of Vellakulam Panchayat Council.

Village

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.