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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: XBVHBTU5 /2025/TVM/2025/TCP

Date: 8/8/25 3:22 PM

From:

Village Panchayat

Vembakkam

To :

Mr. L.V.Sampath
No. 122, Gandhi Silai Street,
Lakshmipuram,
Narasamangalam
Mamandur Post,
Vembakkam Taluk,
Tiruvannamalai District,
631702

Online Application Number: XBVHBTU5

Sir/ Madam,

Sub :

New land subdivision approval - Tiruvannamalai district, Vembakkam Panchayat Union - Vembakkam village - Survey numbers 167/4A3B & 167/4A4 - Among these, in an area of 0.52.66 hectares (1.30 acres) 56498 sq.ft created newly in Shree Pachaiyamma Nagar residential plot, providing a no objection certificate for registration of houses from 1 to 40.

Ref :

1. Letter according to the Urban Development Assistant Director - Thiruvannamalai's letter no. 236/2025, dated: 19.06.2025.2. The self-declaration document no. 2664, dated: 13.06.2025, assigned to the village panchayat for the property division road and public allocation (public utility, transformer placement).3. Resolution no: 55 by the Individual Officer / Block Development Officer (K.U) dated: 08.08.2025.

Body:

In the letter from the Assistant Director of Urban Planning - Thiruvannamalai mentioned in Observation - 1, the village and survey numbers related to the Vembakkam village panchayat under the Vembakkam Panchayat Union are 167/4A3B & 167/4A4. Among these, 0.52.66 hectares (1.30 acres) of land measuring 56498 sq.ft has received the technical approval for

the layout of the new residential plot under M.W./M.A.N.U. (T.Malai) No. 236/2025, dated 19.06.2025 - it has been acknowledged. According to Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017, the fee of Rs. 40,000/- (forty thousand rupees) and the fee for site inspection is Rs. 1,000/- (one thousand rupees), totaling Rs. 41,000/- (forty-one thousand rupees) has been paid under the appropriate government head, and the receipts for the same have been submitted. Subsequently, based on the Vembakkam Panchayat Council Resolution No. 55, dated 08.08.2025, the decision has been made to approve the sale of these plots.

Vision - 2 For the area of Thaanapathiram Padi Village Panchayat, including the proposed road corners, an area of 1162.50 square meters is allocated for an electricity transformer station of 21.04 square meters, and for general public use by the panchayat, an area of 21.97 square meters. Since one book has been voluntarily transferred to the Panchayat Office of Vembakkam, based on the document recorded with number 2664 of the year 2025, final approval for the above residential areas and permission for registration to the houses are being ordered.

The specified residential plot numbers 1 to 40 have an area of 5153.61 square meters. According to the market valuation, the 3% amount is Rs. 110,946/- and the land lease premium for one plot is Rs. 1,000/-, totaling 40x1000=Rs. 40,000/- and including the plot inspection fee of Rs. 1,000/-, which amounts to Rs. 41,000/- that has been paid into the Vembakkam Panchayat Union financial account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.08.08 15:22:18

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

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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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