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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: M2OZ192H /2026/TCP

Date: 3/4/26 6:39 PM

From:

Village Panchayat

Vadamanapakkam

To :

Tvl.S Arumugam and P Suriya prasanna,
No.383, Kannigapuram Street,
Thenkazhani,
Vembakkam,
Tiruvannamalai- 604402.

Online Application Number: M2OZ192H

Sir/ Madam,

Sub :

Approval of new house subdivision - Thiruvannamalai District, Vempakkam Panchayat Union - Vadamanpakkam Village / Panchayat - Survey numbers. 7/1A, 7/1B, 7/2, 15/3A1, 15/3A2, 15/3B, 15/3C, 15/3D1, 15/3D2 - Among these, issuance of no-objection certificate for registering houses numbered 1 to 103 in the new Annamalai Nagar house subdivision, covering an area of 1.81.00 hectares (4.46 acres) or 18100 sq. meters - related.

Ref :

1. Letter according to the Assistant Director of Urban Planning - Thiruvannamalai, File No.: M.V/M.N.U.U.I (Thirumalai) No: 31/2026, Date: 30.01.2026.
2. Individual document No: 145, Date: 12.01.2026, handed over to the Panchayat for house division road and public allocation (public use, electricity transformer location).
3. Decision No: 130, Date: 04.03.2026 by the Special Officer / Divisional Development Officer (K.U).

Body:

In the letter of the Deputy Director of Urban Development mentioned in View - 1, with regard to Vembakkam Panchayat Union, the villages falling under Vadamanpakkam Panchayat and their survey numbers: 7/1A, 7/1B, 7/2, 15/3A1, 15/3A2, 15/3B, 15/3C, 15/3D1, 15/3D2 - among these, 1.81.00 hectares (4.46 acres) with an area of 18100 sq. meters for a new residential plot has been technically approved for mapping for residential subdivision as per M.V./M.A.N.U.E.I (Thiruvannamalai) No. 31/2026, dated: 31.01.2026. Accordingly, it has been

sanctioned. As per Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017, Rs.103,000/- (Rupees One Lakh Three Thousand) and inspection fee for residential subdivision Rs.1000/- (Rupees One Thousand) totaling Rs.104,000/- (Rupees One Lakh Four Thousand) have been paid under the appropriate government head account and receipts for the same have been submitted. Subsequently, as mentioned in View - 3, the Vadamanpakkam Panchayat Council Resolution No. 130, dated 04.03.2026, sanctioned the sale of these houses, and the resolution was executed.

Review - 2: According to the donation deed, for the panchayat, including proposed roads and corner setbacks, an area of 4705.08 square meters is designated for the transformer site, 90.47 square meters, and 84.19 square meters is for general public use of the panchayat. One book is registered at the Panchayat Revenue Officer's office, and according to document number 145 of the year 2025, it has been automatically transferred. Therefore, final approval for the above residential areas and permission for registration of deeds is ordered.

The total area of houses numbered 1 to 103 in the aforementioned residential housing division is 11,845.77 square meters. According to the market valuation, at the rate of Rs. 2 per square foot, the amount is Rs. 227,874/-. Additionally, a house fee of Rs. 1,000 per house totaling 103x1000=104,000/- and a fee of Rs. 1,000 for inspecting the housing division, totaling Rs. 331,874/-, has been paid into the North Manpakkam Panchayat fund account, which is hereby informed.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.03.04 18:39:23

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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