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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: IM3BVQNW/2025/TCP

Date: 2/6/26 3:28 PM

From:

Village Panchayat

Vadailuppai

To :

Mr.K. Nagappan and others,
No. 62/57, Lalapet Thethu Street,
Walajapet, Ranipet District, 632513.

Online Application Number: IM3BVQNW

Sir/ Madam,

Sub :

Approval of new layout – Tiruvannamalai District, Vembakkam Panchayat Union – Vembakkam Panchayat – Survey numbers 381/6A2, 381/6A3A, 381/6A3B and 381/6A4 – Issuance of No Objection Certificate for the registration of plots 1 to 34 in the newly developed Sri Ganapathi Nagar layout, covering an area of 0.48.00 hectares (1.185 acres) or 4800.00 sq. meters – Regarding.

Ref :

1. Letter from the Assistant Director of Town and Country Planning, Tiruvannamalai, bearing reference number M.W/M.N.U.I (T.Malai) No: 442/2025, dated 01.12.2025.
2. Deed of transfer of the layout roads and public open spaces (for public use, transformer location) to the Panchayat, document number: 6090, dated: 17.12.2025.
3. Resolution number: 164, dated 06.02.2026, of the Special Officer/Block Development Officer (Rural).

Body:

In the letter from the Assistant Director of Town and Country Planning, Tiruvannamalai, mentioned in reference 1, technical approval has been obtained for the layout plan of a newly formed residential plot subdivision in Vembaakkam Panchayat and village survey numbers 381/6A2, 381/6A3A, 381/6A3B and 381/6A4, within the Vembaakkam Panchayat Union, covering an area of 0.48.00 hectares (1.185 acres) or 4800.00 sq.m., as per approval number M.W/M.N.U.D.A (T.Malai) No. 442/2025, dated 01.12.2025. Following the payment of Rs.

111570/- (Rupees One Lakh Eleven Thousand Five Hundred and Seventy only) as per Government Order No. 18, Housing and Urban Development Department, dated 04.02.2019, and Rs. 1000/- (Rupees One Thousand only) for plot inspection, totaling Rs. 35000/- (Rupees Thirty-Five Thousand only) into the appropriate government account, and the submission of the corresponding receipts, a resolution has been passed approving the sale of these plots as per Vembaakkam Panchayat Council Resolution No. 164, dated 06.02.2026, mentioned in reference 3. Reference - 2: As per the deed of gift, 1241.97 square meters including proposed roads and corners, 25.43 square meters for the transformer location, and 22.59 square meters for general public use of the Panchayat have been gifted to the Panchayat as per document number 6090 of Book 1, registered in the year 2025 at the Vembakkam Sub-Registrar's office. Therefore, final approval for the said residential areas and permission for plot registration are hereby granted and ordered.

It is hereby informed that for the above-mentioned residential plots, plot numbers 1 to 34, with an area of 3558.03 square meters, the plot inspection fee of 1% amounting to Rs. 35000/-, and the plot approval fee of 2% amounting to Rs. 76570/-, totaling 3% amounting to Rs. 111570/-, along with a plot fee of Rs. 1000/- per plot (34 x 1000 = 34000/-) and a site visit fee of Rs. 1000/-, totaling Rupees One Lakh Eleven Thousand Five Hundred and Seventy, has been paid into the Vembakkam Panchayat Council's financial account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.02.06 15:28:26

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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