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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: GWBWY6XM /2026/TCP

Date: 4/1/26 4:18 PM

From:

Village Panchayat

Pulivalam

To :

Mr. P. Gajapathi
No. 1/58C, Brahmin Street,
Mangadu, Arcot Taluk,
Ranipet District, 632503.

Online Application Number: GWBWY6XM

Sir/ Madam,

Sub :

Approval of New Layout Subdivision – Tiruvannamalai District, Vembakkam Panchayat Union – Pulivalam Panchayat – Survey No. 3/3B: Issuance of a No Objection Certificate (NOC) for the registration of plots numbered 1 through 12 within the newly developed 'Anna Nagar' layout subdivision, covering an area of 0.17.50 hectares (0.43 1/4 acres) or 1,750 sq.m. – Reg.

Ref :

1. Letter from the Assistant Director of Town and Country Planning, Tiruvannamalai, vide Ref. No. M.Va/Ma.Na.Oo.Ui (T.Malai) 24/2025, dated 23.01.2026.
2. Deed of Gift No. 6056, dated 15.12.2025, executed in favor of the Village Panchayat for the handover of the layout roads and the Open Space Reservation (designated for public use and transformer installation).
3. Resolution No. 59, dated 12.03.2026, passed by the Special Officer / Block Development Officer (Village Panchayat).

Body:

Pursuant to the letter from the Assistant Director of Town and Country Planning, Tiruvannamalai—referenced in Item 1—technical approval was granted vide Ref. No. M.Va/Ma.Na.U.U.I (T.Malai) 24/2025, dated 23.01.2026, for the layout plan of a proposed residential subdivision situated in Pulivalam Panchayat, within the Vembaakkam Panchayat Union. This subdivision covers Village Survey No. 3/3B, spanning an area of 0.17.50 hectares (0.43 1/4 acres) or 1,750 square meters. Furthermore, in accordance with Government Order

No. 79 (Housing and Urban Development Department), dated 04.05.2017, a total sum of Rs. 13,000 (Rupees Thirteen Thousand only)—comprising Rs. 12,000 for the layout approval fee and Rs. 1,000 for the site inspection fee—was remitted into the appropriate Government Head of Account, and the corresponding receipts were duly submitted. Consequently, pursuant to Pulivalam Panchayat Council Resolution No. 59, dated 12.03.2026 (referenced in Item 3), a resolution has been passed granting approval for the sale of these residential plots.

Moreover, as evidenced by the Deed of Gift referenced in Item 2, a total area of 410.00 square meters—including proposed roads and street corners—as well as 9.30 square meters for a transformer site and 9.30 square meters for general public utility purposes, has been formally gifted and handed over to the Panchayat. This transfer has been duly registered as Document No. 6056 of Book 1 for the year 2025 at the Vembaakkam Sub-Registrar Office. In light of the foregoing, orders are hereby issued granting final approval for the aforementioned residential subdivision and authorizing the registration of sale deeds for the individual plots therein. It is hereby informed that a total sum of Rs. 41,800/- has been remitted into the Pulivalam Panchayat Council fund account, comprising the following components: Rs. 28,800/- calculated based on a market valuation rate of Rs. 2/- per square foot for Plot No. 1 of the aforementioned residential layout (covering an area of 1,338 square meters); plot fees totaling Rs. 12,000/- (calculated at the rate of Rs. 1,000/- per plot for 12 plots); and an inspection fee of Rs. 1,000/- for viewing the layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.04.01 16:18:04

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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