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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: FI3QG2KO/2026/TCP

Date: 4/10/26 1:21 PM

From:

Village Panchayat

Azhividaithangi

To :

Thiru. J.Arunkumar,
4/447 SCHOOL STREET ,VAYALUR
Mummidikuppam Village,Tiruvallur,
Tiruvallur,602105

Online Application Number: FI3QG2KO

Sir/ Madam,

Sub :

New house division approval - Thiruvannamalai District, Vembakkam Panchayat Union - Azhividaithangi Panchayat - Survey numbers 476/62A - Among these, 0.39.22 hectares (0.97 acres) 3922 sq.m area, newly in GOLDEN FISH NAGAR house division, certificate of no objection for registration of houses from 1 to 33 - Branch.

Ref :

1. Letter as per the order of the Assistant Director of Urban Planning - Thiruvannamalai, No. M.V / M.N.O.U.I (Th. Malai) 60/2026, dated: 04.03.2026.
2. Document number: 1063, dated 02.03.2026, regarding the transfer to the Panchayat of the street and public allotment (public use, transformer location) of the house division.
3. Resolution No. 60 of the Special Officer / Regional Development Officer (V.Pt), dated: 18.03.2026.

Body:

In the letter from the Assistant Director of Urban Planning mentioned in View - 1, Thiruvannamalai, the survey numbers of Azhividaithangi Panchayat and villages under Vempakkam Panchayat are 476/62A. Out of these, 0.39.22 hectares (0.97 acres) covering 3922 sq. m area has been approved for the layout plan of the new residential building subdivision by technical sanction M.V/Ma.N.O.U.I (Thiru Malai) No. 60/2026, dated 04.03.2026. Accordingly, as per Government Order No. 79, Department of Housing and Urban Development dated 04.05.2017, Rs. 33,000/- (Rupees Thirty-Three Thousand) and for the

inspection of the subdivision Rs. 1,000/- (Rupees One Thousand), totaling Rs. 34,000/- (Rupees Thirty-Four Thousand) has been paid under the appropriate government head of account and receipts have been submitted. Subsequently, as per the Azhividaithangi Panchayat resolution number 60, dated 18.03.2026, mentioned in View - 3, the decision to approve these houses for sale has been executed.

View - 2 According to the donation deed observed, for the panchayat, including road corner closures, an area of 1384.22 square meters is designated for the transformer site, 22.10 square meters, and 19.58 square meters for the general use of the panchayat. In the panchayat sub-registrar office, 1 book, according to document number 1063 of the year 2026, has been automatically transferred. Therefore, final approval for the aforementioned residential areas and permission for registration of deeds is ordered.

It is hereby informed that for the above-mentioned residential building, the area for Plots numbered 1 to 33 is 2,538 square meters, and according to the market valuation, the cost per square feet is Rs. 54,634/-, and for one Plot, the fee is Rs. 1,000/- per Plot, totaling 33x1000=33,000/-, and including Rs. 1,000/- for inspecting the Plot section, a total of Rs. 88,634/- has been paid into the Panchayat Council fund.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.04.10 13:21:11

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.