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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: KI6YVUTL/2026/TCP **Date:** 10/2/26 9:20 AM

From:

Village Panchayat

Mathur

To :

Thiru. Devendrakumar R,
S/o Ramesh Chand,
8/2, P.E Koil Street,
Ayanavaram,
Chennai

Online Application Number: KI6YVUTL

Sir/ Madam,

Sub :

New housing plot approval - Thiruvannamalai District, Vembakkam Panchayat Union - Maathur Panchayat - Survey Numbers 1/3A1. Out of these, 0.93.20 hectares (2.30 1/4 acres) 9320 sq. m area in the new Anu Avenue housing plot, giving a no-objection certificate for registration of houses from 1 to 60 - Details.

Ref :

1. Letter as per the City Planning Assistant Director - Thiruvannamalai's reference No. M.V/M.A.N.O.U.I (Thirumalai) No: 206/2026, dated: 15.07.2026.
2. Document No. 2231, dated: 09.07.2026, regarding the assignment of the house division road and public allocation (public utility, transformer location) to the Panchayat.
3. Resolution No. 219 dated 01.10.2026 of the Special Officer/District Development Officer (V.Pt).

Body:

View - According to the letter from the Assistant Director of Urban Planning - Thiruvannamalai mentioned in View - 1, the land under Vembakkam Panchayat includes Matthur Panchayat and the village survey numbers: 1/3A1. Out of these, 0.93.20 hectares (2.30 ¼ acres), 9320 sq.m area, is newly designated for residential subdivision as per the technical approval for the layout plan M.V/Ma.N.O.U.I (Thirumalai) No. 206/2026, dated 15.07.2026. Accordingly, it has been officially approved. As per Government Order No. 79, Home Facilities and Urban Development Department dated 04.05.2017, Rs. 60,000/- (Rupees

Sixty Thousand) and for subdivision inspection Rs. 1,000/- (Rupees One Thousand), totaling Rs. 61,000/- (Rupees Sixty-One Thousand), has been paid into the appropriate government account with receipts submitted. Following this, as per the Matthur Panchayat Council Resolution No. 219 dated 01.10.2026 mentioned in View 3, these houses have been approved for sale and the resolution has been executed.

View - 2 According to the donation deed, 2161.62 square meters intended for the Panchayat, including road corner plots, 44.70 square meters for the site of the transformer, and 41.02 square meters for public use of the Panchayat, have been automatically transferred to the Panchayat according to entry number 2231 of the 2026 register in the Panchayat Sub-Registry office, Book 1. Therefore, final approval for the above residential areas and permission for registration of the deeds is ordered.

It is hereby informed that, for the mentioned residential house division, for houses numbered 1 to 60 with a total area of 7158.38 square meters, based on market valuation at Rs. 2 per square foot, the amount is Rs. 154,104/-, and for one house as payment Rs. 1000/-; for 60 houses, 60x1000=60,000/-, plus Rs. 1000/- for viewing the house division, making a total of Rs. 215,104/-, which was paid into the Mattur Panchayat financial account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.10.02 09:20:43

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

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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.