

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 8N0AAPKD/2025/TC
P

Date: 10/23/25 3:51 PM

From:

Village Panchayat

Brammadesam

To :

1. Mr.M. Ramesh K. Hasheem Sherif
And Mr.Logeshwaran
No 451 TNHB Phase -I,
Arcot
Arcot taluk,
Ranipet-632503

Online Application Number:

8N0AAPKD

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.53.25Hectare (5325.00 Sq.m) in S.F.Nos. 324/2A, 324/2B1, 324/3A, 324/3B, 324/3C, 324/3D of Brammadesam Village and Panchayat, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for further action - Reg.

Ref :

- 1.Applicants Mr.M. Ramesh K. Hasheem Sherif And Mr.Logeshwaran Letter No. 8N0AAPKD dated:12.06.2025
- 2.District Town and country planning Office, Tiruvannamalai District Letter No. 8N0AAPKD /2025/TVM. (Road pattern issued dated: 27.06.2025).

Body:

View - In the letter from the Deputy Director of Urban Development - Thiruvannamalai, the village and survey numbers under Vempakkam Panchayat Union, Brahmdesam Panchayat are mentioned as 324/2A, 324/2B1, 324/3A, 324/3B, 324/3C, 324/3D. Among these, an area of 0.53.25 hectares (1.315 acres) equivalent to 57,312.98 sq.m is approved for a new

residential plot map. Technical approval was granted under M.V/M.A.N.U.I (Thirumalai) No. 268/2025, dated 19.06.2025. As per Government Order No. 79, Housing Facility and Urban Development Department, dated 04.05.2017, a fee of Rs. 31,000/- (Rupees Thirty-One Thousand only) for the plan and an additional Rs. 1,000/- (Rupees One Thousand only) for site inspection, totaling Rs. 32,000/- (Rupees Thirty-Two Thousand only) has been noted. After paying under the proper government title account of thirty-two thousand and submitting the corresponding receipts, as per the Brahmesam Panchayat resolution No. 142, dated 13.10.2025 mentioned in Appendix 3, it has been approved to sell these houses and the resolution has been implemented. View - 2 According to the donation deed, for the Panchayat, including corner locks of intended roads, 1595.36 square meters of land for the transformer, 28.12 square meters, and 30.14 square meters for public use, on behalf of the Panchayat in the Vempakkam Registrar's office, 1 volume, as per document number 2997 of the year 2025, having been donated, therefore, final approval for the aforementioned residential areas and permission for registration of deeds is ordered. It is hereby informed that for the residential units numbered 1 to 31 in the above-mentioned residential division, an area of 40,140 sq. ft., according to the market valuation, 3% amounting to Rs. 1,14,626/- and a unit fee of Rs. 1,000/- per unit, totaling 31 x 1,000 = 31,000/-, along with Rs. 1,000/- for viewing the residential division, amounting to Rs. 1,46,626/-, has been paid into the Brahmesam Panchayat fund account.



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2025.10.23 15:51:55



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](#)



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



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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