Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 49WPQGG6 /2025/TCP

Date: 1/27/26 3:59 PM

From:

Village Panchayat

Narasamangalam

To :

RAJIVGANDHI V
630, KULAKARAI STREET,
SARASVATHIPURAM,,,Mamandur,Vembakkam,Tiruvannamalai,631702

Online Application Number: 49WPQGG6

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential new Lakshith Avenue Layout with an extent of 0.33.5 Hectare (3350.00 Sq.m) in S.F.Nos. 177/5A1 of Narasamangalam Village and Panchayat,
Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for further
action - Reg.

Ref :

1. City Planning Assistant Director - Thiruvannamalai M.W/M.N.U.E.I (Thiruvannamalai) No: 379/2025, Date: 24.10.2025 – According to the letter.
2. The house section road and public allocation (public use, electric transformer location) documents handed over to the Panchayat No: 3398, Date: 16.10.2025.
3. Individual Officer/Regional Development Officer (V.Pt) Resolution No: 152 Date: 05.01.2026.

Body:

In the letter from the Deputy Director of Urban Development, Thiruvannamalai, mentioned in View - 1, the village survey numbers for Vembakkam Panchayat under Nasamangalam Panchayat are 177/5A1 - of which 0.33.50 hectares (0.82 3/4 acres) or 3350 sq. meters area is newly allocated for residential plot division. Technical approval for the map for this was

granted under M.V/Ma.Na.U.U.I (Thiruvannamalai) No. 379/2025, dated 24.10.2025. In accordance with Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017, a total of Rs. 23,000/- (Rupees Twenty-three thousand only) and Rs. 1,000/- (Rupees One thousand only) for plot inspection, totaling Rs. 24,000/- (Rupees Twenty-four thousand only) were duly paid into the appropriate government account and receipts submitted. Subsequently, as mentioned in View - 3, according to the resolution No. 152 of Nasamangalam Panchayat Council, dated 05.01.2026, the sale of these houses has been approved and the resolution implemented.

View - 2 According to the donation deed, an area of 1115.52 square meters for the roads intended for the panchayat, including corner closures, 13.19 square meters for the location of the electrical transformer, and 14.10 square meters for public use by the panchayat have been automatically handed over according to the document registered as entry number 3398 of the year 2025 in the panchayat dust registrar's office, 1 book. Therefore, it is directed to grant final approval for the above residential areas and permission for registration of deeds for the houses.

It is hereby informed that for the residential building units numbered 1 to 23 mentioned above, according to the market valuation of 25,055.31 square meters, an amount of 3% totaling Rs. 48,110/- and for one building fee Rs. 1,000/- per unit 23x1000=23,000/- along with building inspection fee Rs. 1,000/- totaling Rs. 72,110/- has been paid into the Nathamangalam Panchayat Fund Account.

Village

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.