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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: OQSXMS9T /2026/TCP

Date: 7/7/26 6:32 PM

From:

Village Panchayat

Mathur

To :

Tvl.. B Devan T Ravi R Karthick,
No.1/60, Periya Street,
Koozhamandhal Village,
Polur Taluk,
Tiruvannamalai District,
631701.

Online Application Number: OQSXMS9T

Sir/ Madam,

Sub :

Approval of new house division - Thiruvannamalai District, Vempakkam Panchayat Union - Matthur Panchayat - Survey Numbers. 237/4A2, 239/2A, 239/2B2, 240/1A & 241/1B - totaling 1-44.89 hectares (3.57 1/2 acres) 14,489 sq. m area, issuing no-objection certificate for registering houses numbered 1 to 109 in the newly formed BALAJI AVENUE house division - related.

Ref :

1. Letter as per the Assistant Director of Town Planning - Thiruvannamalai, Ref. No. M.V/Ma.N.O.U.I (Thiruvannamalai) No: 146/2026, Date: 03.06.2026.
2. Document No. 1717, Date: 29.05.2026, regarding the allocation of house division roads and public reservations (public use, electricity transformer location) to the village panchayat.
3. Resolution No. 188, Date: 07.07.2026, by the Private Secretary/Block Development Officer (V.Pt).

Body:

Vision - 1 mentions the city planning assistant director - Thiruvannamalai in his letter, regarding Vembadham Panchayat including Matthur Panchayat and village survey numbers: 237/4A2, 239/2A, 239/2B2, 240/1A & 241/1B - among these, 1-44.89 hectares (3.57 1/2 acres) with an area of 14489 sq. m for the new residential plot has received technical

approval for planning under M.V/Ma.Na.U.U.I (Thiruvannamalai) No. 146/2026, dated 03.06.2026. It has been recognized accordingly. According to gazette notification No. 79, Home Facilities and Urban Development Department, dated 04.05.2017 - Rs. 109,000/- (in words: one lakh nine thousand rupees) and residential plot inspection Rs. 1000/- (in words: one thousand rupees), a total of Rs. 110,000/- (in words: one lakh ten thousand rupees) has been paid into the appropriate government head account, and receipts were submitted. Following this, as mentioned in Vision 3, Matthur Panchayat Meeting Resolution No. 188 dated 07.07.2026 - the approval for selling these houses has been granted and the resolution has been implemented.

View - 2 According to the donation deed, for the panchayat, including corner locks of the proposed roads, 4861.24 square meters of transformer site, 54.30 square meters, and 53.10 square meters for public use of the panchayat have been automatically transferred based on document number 1717 of 2026 in 1 book at the panchayat registrar's office. Therefore, it is ordered to grant final approval for the above residential areas and permission for registration of the deeds.

The above-mentioned residential building, with house numbers 1 to 109, has a total area of 9627.76 square meters. According to the market valuation, it is Rs. 207,252/- at Rs. 2 per square foot. Additionally, the house fee is Rs. 1000/- per house, 109x1000=109,000/-, and the inspection fee for the house division is Rs. 1000/-, making a total of Rs. 317,252/- paid to the Maatthur Panchayat Fund, and this is hereby informed.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.07.07 18:32:24

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.