Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

வேளாண்மைத்துறை

அனுப்புநர்

திருமதி.கோ.கண்ணகி, பி.எஸ்ஸி(விவ).,
வேளாண்மை இணை இயக்குநர்,
திருவண்ணாமலை.

பெறுநர்

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்.27, மணலூர்பேட்டை ரோடு,
திருவண்ணாமலை 606 601.

கடித எண்.உ2/13591/2025, நாள். 25.10.2025

ஐயா,

பொருள்:– தடையின்மைச் சான்று – வேளாண் நிலம் – வேளாண்மை அல்லாத பயன்பாட்டிற்கு மாற்றம் செய்வது குறித்து – தடையில்லாச் சான்று – ஆய்வு அறிக்கை கோரியது – தொடர்பாக.

பார்வை:– 1. அரசாணை (நிலை) எண்.79, வீட்டு வசதி மற்றும் நகர்ப்புற வளர்ச்சி [ந.வ.4(3)]த் துறை, நாள்.04.05.2017.

2. தங்களின் இணைய வழி விண்ணப்ப எண்.BHC2PSY4/ 2025, நாள்.15.10.2025.

*****

திருவண்ணாமலை மாவட்டம் / வெம்பாக்கம் வட்டம் / கரந்தை வருவாய் கிராமத்தில் செல்வி.லோகேஸ்வரி என்பவருக்குச் சொந்தமான இடத்தில் குடியிருப்பு மனைப்பிரிவு அமைப்பது தொடர்பாக வேளாண் துறையின் அறிக்கை கோரப்பட்டதின் அடிப்படையில் 24.10.2025 அன்று ஆய்வு மேற்கொள்ளப்பட்டது.

புல எண்	பரப்பளவு (Ha)
314/7A	0.39.50
314/7B	0.01.50
Total	**0.41.00**

மேற்குறித்த 1.01 ஏக்கர் கொண்ட புஞ்சை நிலமானது வருவாய்த் துறை பசலி ஆண்டு 1433, 1434 மற்றும் 1435 வரை தொடர் 3 ஆண்டுகள் தரிசாக உள்ள நிலையில், இதனை வேளாண்மை அல்லாத உபயோகத்திற்கு பயன்படுத்த அனுமதிக்கலாம் என தெரிவிக்கப்படுகிறது.

25/10/2025

வேளாண்மை இணை இயக்குநர்,
திருவண்ணாமலை.

25.10.25

K.JAHIR HUSSAIN, B.A. B.L.,
Pleader doing Government Work
District Munsif Court, Chengalpattu,

Date:17/10/25

LEGAL OPINION

Legal Opinion on the ownership for issuing Planning permission under Town & Country Planning Act:

I certify that after verifying the relevant records, registered documents and revenue Records, the following person as owner have the right over lands covered in the list to develop the land and to apply and obtain planning permission from CMDA/DTCP/CCMC for the lands covered in the Survey Nos. listed below. The following persons have the perfect and valid title for the lands listed below for obtaining planning permission.

I am also attaching the ownership transfer details for each of the sub-division covered in the list Below, since 1973.

S.No	Doc.No. & Date	Vendor	Buyer	Extent	Survey No	Village Name
1.	SaleDeed Doc.No. 989/1973, Dated 27.06.1973	Muruga Gownder	Govindapillai	1.01 Acres	314/7	KARANTHAI
2.	Sale Deed Doc.No. 306/1985, Dated 18.05.1985	Govindapillai	Duraisamy Pillai	1.01 Acres	314/7	KARANTHAI
3.	Sale Deed Doc. No. 574/2005, dated 05.05.2005	Duraisamy Pillai	A.Annadurai	1.01 Acres	314/7	KARANTHAI
	Death certificate issued on 18.04.2013	COMPUTER NO. 2013/06/04/0214 0	A.Anna Durai	-	-	-
	Legal heir issued on 23.04.2013	PA.MU.AA.1/694 6/2013	Maheswari(Wife) Ellammal (Daughter) Abirami (Daughter) Nirmala (Daughter)	-	-	-

Pleader Doing Govt. Work
K. JAHIR HUSSAIN, B.A.,B.L., ADVOCATE
DMC, Chengalpattu.

17/10/25

Off : No.60, Big Maniyakara Street, Chengalpattu - 603 001
Res : 1st Main Road, Wahap Nagar, (Near Park) Thirukazhukundram - 603 109
Mob : 9791500000

4.	Sale Deed Doc.No. 1444/2021, dated 29.07.2021	Annadurai Legal heirs 1.A.Maheshwari (Wife) 2.Ellammal (Daughter) 3.Abirami (Daughter) 4.Nirmala (Daughter)	M.Rajaguru	0-39.50 Hectare 97 Cents	314/7A	KARANTHAI
				0-01.50 Hectare 4 Cents	314/7B	
5	Sale Deed Doc.No. 3771/2025 08.08.2025	M.Rajaguru	K.Logeswari	0-39.50 Hectare 97 Cents	314/7A	KARANTHAI
				0-01.50 Hectare 4 Cents	314/7B	
6.	Patta No: 4129	-	K. Logeswari	0-39.50	314/7A	KARANTHAI
				0-01.50	314/7B	
7.	Encumbrance Certificate	01.01.1960	31.12.1974 (Manual EC)		314/7A	KARANTHAI
		01.01.1975	14.10.2025		314/7B	

Present Ownership Details:

S.No	Name of the Present Owner	Extent in Hectare	Survey No	Village
1	Mrs. K. Logeswari	0-39.50	314/7A	KARANTHAI
		0-01.50	314/7B	
	Total	**0.41.00**	Acre 1.01 Cents	

OPINION:

I have verified and perused that the above listed documents and Encumbrance Certificate issued by registering authority, now stands on the name of Mrs. K. Logeswariis owner of the following properties situated at Karanthai Village, Vembakkam Taluk, Thiruvannamalai Districtand have a clear and marketable title at present.

Extent	Survey No	Village
0.39.50	314/7A	KARANTHAI
0.01.50	314/7B	

12/10/25

K. JAHIR HUSSAIN B.A ,B.L.,
ADVOCATE
Pleader Doing Government Works
District Munsif Court Chengalpattu

GUIDELINE VALUE & PROPERTY VALUATION

Guideline Value relating to 2.19 lakhs streets and over 4.46 Crores Survey Numbers/Subdivision numbers are available on this site for query.

For Property Valuation, Click on the Street Name from the Street List, where the property is located.

From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:* Vellore

Sub Registrar Office:* Vembakkam

Registration Village:* Karanthai

Survey Number:* 314

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	VEMBAKKAM
Guideline Village:	KARANTHAI	**Revenue Village:**	KARINDHI
Revenue District:	TIRUVANNAMALAI	**Revenue Taluka:**	VEMBAKKAM

Below Search results are as on 03-Nov-2025 12:58 PM

40 items found, displaying 31 to 40.
[First/Prev] 1, 2, 3, **4** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	314/7A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
32	314/7B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
33	314/8A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
34	314/8B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
35	314/9A1A1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
36	314/9A1B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
37	314/9A2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
38	314/9A3	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
39	314/9B	81/ Square Feet	875/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
40	314/9C	81/ Square Feet	875/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

Go Back To Main Menu

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption, No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"
Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321005.
"For Election Related Information : www.elections.tn.gov.in"
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Last Updated on 29/09/2023

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.