

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: Panchayat Resolution
No : 110, Date :
22.11.2024

Date: 11/26/24 12:24 PM

From:

Village Panchayat

Vellakulam

To :

Mrs.R.Sasikala W/o Rajamanickam,
No.233/1, Sudarshan Nagar,
69 Big Garden, Kanchipuram.

Online Application Number:

WSGFQP3D

Sir/ Madam,

Sub :

Approval of new land division - Tiruvannamalai District, Vembakkam Panchayat Union - Vellakulam Panchayat - Thalikkal Village Survey Numbers. 17/1A1, 17/1A2, 17/1B, 17/2, 19/4A, 19/4B, 19/5, 19/6, 22/1, 22/2, 22/3, 22/4A, 22/4B, 22/4C, 22/4D, 22/5, 23/1, 24/14, 25/1, 25/2, 25/3, 25/4, 25/5, 25/6, 25/10, 25/11, 25/12, 25/13A, 25/13B and 25/15 - Plots 1 to 115 of the newly created Talikkal village with an area of 1.90.50 cents per acre have been registered. Providing proof of no impediment to do - dependency.

Ref :

- 1.As per the letter of the Assistant Director of Urban Planning - Tiruvannamalai, M.V./M.N.U.U.E (Thiruvannamalai) No.388/2024, dated: 26.09.2024.
- 2.The donation document No.4237/2024, dated: 26.09.2024, has been handed over to the Panchayat for the road, park and public allotment (public use, transformer location).
3. Vellakulam Panchayat Resolution No. 110, dated:- 22.11.2024.

Body:

Order:

In the letter of the Assistant Director of Urban Planning - Tiruvannamalai mentioned in View - 1, the survey numbers of Vellakulam Panchayat and Thalikkal Village under Vembakkam Panchayat Union are given. 17/1A1, 17/1A2, 17/1B, 17/2, 19/4A, 19/4B, 19/5, 19/6, 22/1, 22/2,

22/3, 22/4A, 22/4B, 22/4C, 22/4D, 22/5, 23/1, 24/14, 25/1, 25/2, 25/3, 25/4, 25/5, 25/6, 25/10, 25/11, 25/12, 25/13A, 25/13B and 25/15 - Technical approval for the plan for the new residential plot with an area of 1.90.50 cents per acre. (Thiruvannamalai) No. 388/2024, Date: 26.09.2024 - has been approved. As per Government Order No. 79, Housing and Urban Development Department Date. 04.05.2017, Rs. 115000/- in writing is one lakh fifteen thousand rupees and land section inspection Rs. 1000/- in writing is one thousand rupees Rs. 116000/- in writing is one lakh sixteen thousand rupees paid into the appropriate government title account and the receipts for the same have been submitted, as per the resolution of the Vellakulam Panchayat Council mentioned in Exhibit 3 -, the resolution has been passed approving the sale of these houses as per Resolution No. 110, Date. 22.11.2024 -.

As per the donation letter, 5895.31 square meters including proposed roads and corner blocks, 76.41 square meters of transformer area, 1344.23 square meters of park area and 77.71 square meters for general use of the Panchayat have been donated to the Panchayat as per the document registered in the office of the Sub-Registrar, Vembakkam, No. 1, Book No. 4237/2024 dated 26.09.2024, it is hereby ordered that final approval be given to the above residential areas and permission be given for the registration of the deed for the plots.

Approved Plot Allocation Details

1 Area of Plot : Acres 1.90.50 Cent

2 Allotted Plots : 1 to 115 only

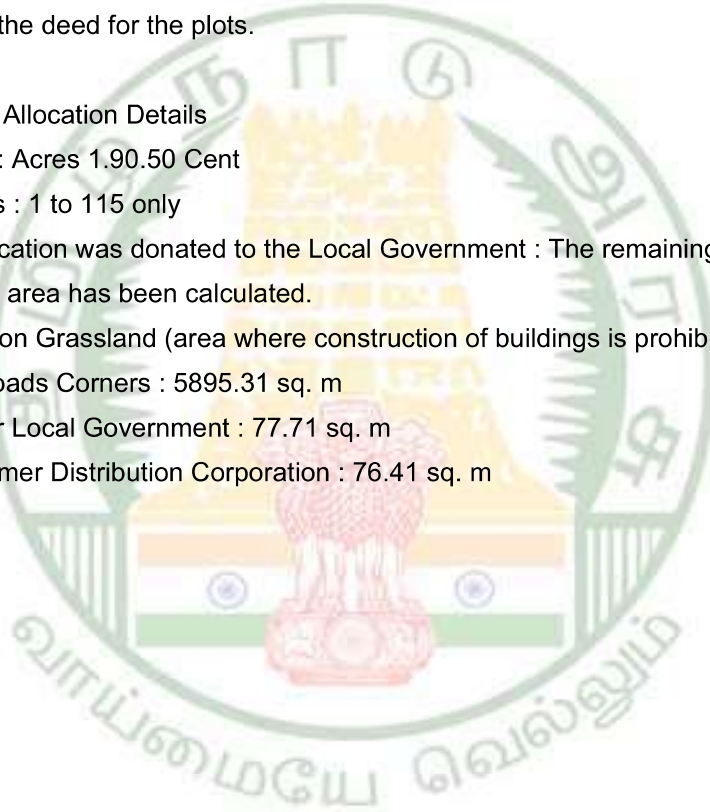
3 General Allocation was donated to the Local Government : The remaining plot area excluding the proposed road area has been calculated.

4 Park Allocation Grassland (area where construction of buildings is prohibited) : 1344.23 sq. m

5 Proposed Roads Corners : 5895.31 sq. m

6 Allocation for Local Government : 77.71 sq. m

7 For Transformer Distribution Corporation : 76.41 sq. m



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2024.11.26 12:24:15



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

Verified RealEstate
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+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.

