

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: Sem/01/2026

Date: 2/17/26 2:01 PM

From:

Village Panchayat

Sembur

To :

Mr.P. Duraimurugan (Power Agent)
D.NO.86-2. Road Street,
Sembur Village,
Vandavasi Taluk,
Tiruvannamalai District,
604408.

Online Application Number:

HBOLXZ98

Sir/ Madam,

Sub :

Residential Layout Approved - Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.46.67 Hectare (1.15 Acre) in S.F.Nos. 237/1A & 237/2A of Sembur Village and Panchayat, Vandavasi Panchayat Union, Vandavasi Taluk, Tiruvannamalai District-Technical clearance issued - Layout Approved - Reg

Ref :

- 1.Applicant Mr.P. Duraimurugan (Power Agent) Letter No. HBOLXZ98 dated:17.07.2025
- 2.District Town and country planning Office, Tiruvannamalai District Letter No. HBOLXZ98/2025/TVM. (Tecnical Sanction dated: 12.09.2025).
- 3.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 4.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 5.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
- 6.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
- 7.Sembur panchayat Resolution No:17, Dated:10.02.2026.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 0.46.67 Hectare (1.15 Acre) in S.F.Nos. 237/1A & 237/2A of Sembur Village and Panchayat, Vandavasi Panchayat Union, Vandavasi Taluk, Tiruvannamalai District forwarded to District Town and Country Planning, Tiruvannamalai District for concurrence. In the continuation, Road pattern for residential layout has been issued by the District Town and Country Planning on 02.09.2025. Further the Applicant Mr.P. Duraimurugan (Power Agent) has gift deed the Roads, Road Splays, PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) has been handed over to the local body on: 09.09.2025 and Technical Technical clearance issued with reference 7 Hence, this residential layout has been approved.

Copy To.

- 1.The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
 2. The Sub-Register,
Vandavasi Sub-Register office,
Tiruvannamalai District.
 3. The Assistant Director,
Survey Land Records,
Tiruvannamalai.
 4. The Tahsildar (Tamilnilam)
Vandavasi Taluk,
Tiruvannamalai District.
- Enclosure

- 1.Layout original map and Condition – 2 set.



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2026.02.17 14:01:42



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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