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RE REGULATORY RECORD

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: UHH2L8JP/2025/TCP

Date: 2/18/26 12:30 PM

From:

Village Panchayat

Pillanthangal

To :

Mr.P. Kaleeswaran,
Mr.K.Mageshkumar and
Mr. K. Rameshkumar,
No. 15J/15A, Dhamalwar Street,
Kancheepuram,
631502.

Online Application Number: UHH2L8JP

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.40.5 Hectare (1.00 Acre) in S.F.No.135/1C1B, 135/1C2D of Pillanthangal Village and Panchayat, Vembakkam Panchayat Union, VembakkamTaluk, Tiruvannamalai District-Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicants Mr.P. Kaleeswaran, Mr. K.Mageshkumar and Mr. K. Rameshkumar, Letter No.UHH2L8JP dated:25.11.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No.UHH2L8JP /2025/TVM. (Road pattern issued on
dated: 15.12.2025).
3. Special Officer/District Development Officer (DDO) Resolution No.: 113 Date: 06.02.2026.

Body:

View - 1 In the letter from the Assistant Director of Urban Development, Thiruvannamalai, referred to in Overview-1, the village survey numbers under Vembakkam Panchayat Union, Pillianthangal Panchayat are 135/1C1B, 135/1C2D. A technical approval for a new residential plot with an area of 0.40.5 hectare (1 acre) / 4050.00 sq.m. was granted under M.W./M.A.N.U.U.I. (Thiruvannamalai) No. 450/2025, dated 24.12.2025. As per Government Order No. 79,

Department of Housing and Urban Development, dated 04.05.2017, a fee of Rs. 25,000/- (Rupees Twenty-Five Thousand only) and for plot inspection Rs. 1,000/- (Rupees One Thousand only), totaling Rs. 26,000/- (Rupees Twenty-Six Thousand only) was paid into the relevant government head of account, and the receipts have been submitted. Subsequently, as per the Pillianthangal Panchayat Council Resolution No. 113, dated 06.02.2026, mentioned in Overview-3, the sale of these houses has been approved and the resolution executed.

View - 2 According to the donation deed, 1165.38 square meters of land intended for the panchayat, including corner closures of roads, 18.97 square meters for the transformer site, and 18.71 square meters for public use by the panchayat, have been automatically transferred to the panchayat and recorded in 1 book in the Vempakkam Revenue Office, as per document number 6074 of the year 2025. Therefore, it is ordered to grant final approval for the above residential areas and permission for registration of the houses. The above-mentioned residential plot numbers 1 to 25 have an area of 31,051 square meters. According to market valuation, 3% of the amount is Rs. 62,102/- and the house fee per house is Rs. 1,000/-; for 25 houses, it totals 25 x 1,000 = 25,000/- plus Rs. 1,000/- for the inspection of the residential plots, making a total of Rs. 88,102/- which has been paid into the Pillanthangal Panchayat Union fund, as hereby communicated.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.02.18 12:30:36

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.