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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: QEB5LS6C/2025/TV M/2025/TCP

Date: 6/27/25 6:17 PM

From:

Village Panchayat

Perungattur

To :

Mr. M.Nilavalagan & Mr. S.Kathirvel,
No.67, Bajanai Kovil Street,
Hasanamapettai, Vemabakkam Taluk,
Tiruvannamalai District – 604402

Online Application Number: QEB5LS6C

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 1.49.8 Hectare (3.70 Acre) in S.F.Nos. 756/2E, 756/2F, 756/3B, 756/3C, 757/6A, 757/7A, 757/7B, 757/7C- Perungattur Village and Panchayat, S.F.Nos. 381/3C4B, 381/3H - Vadamanapakkam Village and Panchayat, Vembakkam
Panchayat Union, Vembakkam Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Letter according to the Urban Development Assistant Director - Thiruvannamalai letter no. 227/2025, dated: 12.06.2025.2. Document number 1752, dated: 16.04.2025, assigned to the village panchayat for the land acquisition road and public allocation (public use, transformer location).3. Order number 45 dated: 20.06.2025, from the Special Officer/District Development Officer (K.U.).

Body:

In View-1, in the letter from the Assistant Director of Town Planning - Thiruvannamalai, the survey numbers and details of the Perungattur village under the Vembakkam Panchayat Union are mentioned. The survey numbers are 756/2E, 756/2F, 756/3B, 756/3C, 757/6A, 757/7A, 757/7B, 757/7C & the survey numbers of Vadamanapakkam are 381/3C4B, 381/3H - among these, a new residential plot measuring 1.49.80 hectares (3.70 acres) with an area of

14980 sq. m is authorized under the technical approval No. 227/2025, dated: 12.06.2025. This has been approved as per the government order No. 79, Housing and Urban Development Department, dated 04.05.2017 for an amount of Rs. 101,000/- (in words: one lakh and one thousand rupees) and Rs. 1000/- (in words: one thousand rupees) for plot viewing, totaling Rs. 102,000/- (in words: one lakh and two thousand rupees). After the receipts for payment under the appropriate government head account have been submitted, follow the Perungattur Panchayat Council resolution No. 45, dated 20.06.2025 as mentioned in View-3.

Vision - 2 For the area of According to Thanapathiram Village Panchayat, including the proposed road corners, an area of 4135.56 square meters is allocated for an electricity transformer station of 70.96 square meters, and 61.67 square meters for public use by the Panchayat. Since one book has been voluntarily transferred based on the document registered as number 1752 of the year 2025 at the Vembakkam Panchayat Office, the final approval for the residential areas mentioned above and permission for registration of houses is being instructed.

The aforementioned residential house plots numbered from 1 to 101 have a total area of 14,980 square meters. According to the market valuation, the amount is 322,460 at 3%, and a house fee of 1,000 per house for 101 houses amounts to 101,000. Additionally, the fee for viewing the plot is 1,000. In total, this comes to 424,460, which is indicated to be paid into the Perungattur village panchayat fund account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.06.27 18:17:17

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

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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.