Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1Y2W0QX8/2026/TCP

Date: 3/6/26 3:26 PM

From:

Village Panchayat

Thiruppanamur

To :

Mr K.Arunachalam,
Plot No.27, Periyone Illam,
Sekkillar Street,GRD Nagar,
Behind HP Petrol Bunk,
Seleri, Vembakkam,
Tiruvannamalai District,
604410

Online Application Number: 1Y2W0QX8

Sir/ Madam,

Sub :

Approval of new housing division - Thiruvannamalai District, Vembakkam Panchayat Union - Thiruppanamoor Panchayat - Survey Numbers. 591B/9A, 591B/9B, 591B/9C, 591B/9D, 591B/9E, 591B/9F - Granting of No Objection Certificate for registration of houses numbered 1 to 22 in the newly created SANJANA AVENUE housing division over an area of 0.35.00 hectares (0.86 ½ acres) and 3500 sq. meters - Related.

Ref :

1. Letter as per the order of the Assistant Director of Urban Planning - Thiruvannamalai, No. M.V/Ma.N.O.U.I (Th. Malai) 58/2026, dated 04.03.2026.
2. Document No. 1073, dated 27.02.2026, regarding the handover to the Panchayat of the street and public allotment (public use, transformer location) of the housing division.
3. Resolution No. 159 dated 05.03.2026 of the Special Officer/Regional Development Officer (V.Pt).

Body:

As mentioned in View - 1, in the letter from the Deputy Director of Urban Development, Thiruvannamalai, for Vembakkam Panchayat Union, the Thiruppanur Panchayat and Survey Numbers of the villages: 591B/9A, 591B/9B, 591B/9C, 591B/9D, 591B/9E, 591B/9F - among these, 0.35.00 hectares (0.86 ½ acres) covering an area of 3500 sq. ft. for the newly planned

residential subdivision has been accorded technical approval for the layout plan under M.V./M.A.N.U.I. (Thiruvannamalai) No: 58/2026, dated 04.03.2026. Accordingly, approval has been granted. As per Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017, a sum of Rs. 22,000/- (Rupees Twenty-Two Thousand) and for the site inspection of the subdivision Rs. 1,000/- (Rupees One Thousand), totaling Rs. 23,000/- (Rupees Twenty-Three Thousand) was paid under the proper government revenue head, and upon submission of the receipts. Following this, as per the resolution of the Thiruppanur Panchayat mentioned in View 3, Resolution No. 159 dated 05.03.2026, approval was granted for the sale of these houses and the resolution was executed.

View 2 Proposed Roads 16.80 Sq.m Transformer 16.80 Sq.m and 18.10 Sq.m for Panchayat Public Use 1 Book has been handed over to the Panchayat at the Sub Registrar's Office, Vembakkam as per the 1073 numerical record document of the year 2026.

It is hereby informed that for the residential houses numbered 1 to 22 in the above-mentioned residential section, covering an area of 2958 square meters, at the market valuation rate of Rs. 2 per square foot, the total amount is Rs. 63,674/-, and a house fee of Rs. 1,000/- per house, totaling 22x1000=22,000/-, along with Rs. 1,000/- for inspecting the residential section, totaling Rs. 86,674/-, has been paid into the Tiruppanur Panchayat Council fund account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.03.06 15:26:35

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.