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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: R5D5N0CZ/2026/TCP

Date: 3/4/26 6:45 PM

From:

Village Panchayat

Mathur

To :

Thiru. Deepak Kumar G
S/o Gowtham Chand, 1, Thirumalaiyya
Pillai Street, Uthiramerur town,
Kanchipuram District.

Online Application Number: R5D5N0CZ

Sir/ Madam,

Sub :

Approval of new housing division - Thiruvannamalai District, Vembakkam Panchayat Union - Maathur Panchayat - Survey numbers 1/2A - Of these, 0.96.70 hectares (2.39 acres) 9670 sq. m area, issuance of no-objection certificate for registration of houses from 1 to 59 in the newly created SM AVENUE housing division - Annex.

Ref :

1. Letter as per the Assistant Director of Urban Planning - Thiruvannamalai's M.V/Ma.N.O.U.I (Thirumalai) No: 42/2026, Date: 19.02.2026.
2. Document No: 403, Date: 09.02.2026 regarding the transfer to the Panchayat of the house division road and public allocation (public use, location of the transformer).
3. Resolution No: 159, Date: 04.03.2026 of the Private Officer/Regional Development Officer (K.U).

Body:

As mentioned in View - 1, in the letter from the Assistant Director of Urban Planning - Thiruvannamalai, for Vembakkam Panchayat Union, under Mathur Panchayat and survey numbers 1/2A, out of which 0.96.70 hectares (2.39 acres) covering an area of 9670 sq. m, technical approval for the layout plan of new residential plots has been granted under M.V/Ma.Na.U.U.I (Thiruvannamalai) No. 42/2026, dated 19.02.2026. In accordance with Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017, an amount of Rs. 59,000/- (Rupees Fifty-Nine Thousand only) and Rs. 1,000/-

(Rupees One Thousand only) for inspection of the plot, totaling Rs. 60,000/- (Rupees Sixty Thousand only) has been paid under the relevant government head of account, and the receipts for the same have been submitted. Subsequently, as mentioned in View - 3, according to Mathur Panchayat Union resolution No. 159 dated 04.03.2026, the approval for the sale of these houses has been granted, and the resolution has been implemented.

View - 2 According to the donation deed, 2231.41 square meters including the dead-end streets intended for the Panchayat for transformer installation site of 46.80 square meters and 40.78 square meters for public use of the Panchayat have been automatically transferred in the Panchayat Dust Registrar's office in one book, document number 403 of the year 2026. Therefore, final approval for the aforementioned residential areas and permission for registration of titles is ordered.

It is hereby informed that for the residential houses numbered 1 to 59 in the above-mentioned residential section, covering an area of 7351.01 square meters, the market valuation per square foot is Rs. 2, amounting to Rs. 158,368/-. Additionally, a house fee of Rs. 1,000/- per house, totaling 59x1000=59,000/-, and for viewing the residential section, Rs. 1,000/-, totaling Rs. 218,368/-, has been paid into the financial account of the Mattur Panchayat Council.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.03.04 18:45:49

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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