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: WC4R1GPH/2025/TCP

Date: 10/25/25 5:09 PM

From:

Village Panchayat

Perungattur

To :

Mr. M. Senthil Kumar,
No.471, Main Road
MGR Nagar,
Thenkazhani,
VembakkamTaluk,
Tiruvannamalai District,
604402.

Online Application Number: WC4R1GPH

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 0.85.50 Hectare (2.11 Acre) in S.F.Nos.719/3, 719/4A, 719/4B, 719/5A, 719/6A of Perungattur Village
and Panchayat, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District- Technical clearance issued -
forwarded for further action - Reg.

Ref :

1.Applicant Mr.M. Senthil Kumar, Letter No. WC4R1GPH dated:20.06.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No.WC4R1GPH / 2025/TVM. (Road pattern issued on
dated: 04.07.2025).

Body:

Vision - 1 refers to the city planning assistant director of Thiruvannamalai's letter regarding Perungkattur Panchayat under Vempakkam Panchayat Union and the village survey numbers 719/3, 719/4A, 719/4B, 719/5A, and 719/6A - 0.85.50 hectares (2.11 acres). Technical approval has been granted for the map of the new residential subdivision covering 91,912 sq.

ft., as per M.V./M.A.N.U.E (Th.Malai) No. 348/2025, dated 25.09.2025. Government Order No.79, House Facilities and Urban Development Department dated 04.05.2017 - as per which Rs.49,000/- (Rupees Forty-Nine Thousand) and subdivision inspection fee Rs.1,000/- (Rupees One Thousand), totaling Rs.50,000/- (Rupees Fifty Thousand), have been paid into the appropriate government head account and the corresponding receipts submitted. Subsequently, as per Vision - 3, the Perungkattur Panchayat Council Resolution No.65, dated 22.10.2025, approval has been granted for the sale of these houses and the resolution has been implemented.

Vision - 2 According to the donation deed, for the panchayat, including street corner blocks, a 2512 square meter substation site with 63.01 square meters and 44.95 square meters for panchayat public use have been automatically transferred, as recorded in 1 book in the Vempakkam Sub-Registrar Office, document number 3149 of the year 2025. Therefore, final approval is granted for the above residential areas, and permission is given for the registration of the deeds.

According to the market valuation, the area of the above-mentioned residential unit numbers 1 to 49 is 5930.04 square meters, and 3% of this amount is Rs. 184,048/-. Additionally, a unit charge of Rs. 1,000/- per unit, totaling 49 x 1,000 = 49,000/-, and Rs. 1,000/- for inspecting the unit have been paid, amounting to Rs. 234,048/- in total, to the Perungattur Panchayat Fund, as hereby certified.

Village

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.