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: XTHYO674/2025/TV M/2025/TCP

Date: 6/27/25 6:13 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: XTHYO674

Sir/ Madam,

Sub :

1. Letter No. 224/2025 from the Assistant Director of Urban Development - Thiruvannamalai, dated 10.06.2025. 2. The document number 1734 assigned to the village panchayat regarding the residential area road and public allocation (public usage, transformer location), dated 16.04.2025. 3. Decision No. 44 from the Individual Officer/District Development Officer (K.U) dated 20.06.2025.

Ref :

New housing plot approval - Tiruvannamalai district, Vembakkam Panchayat Union – Perungattur Panchayat – Survey numbers. 756/1B, 756/2B, 756/2C - of these, 0.31.00 hectares (0.76 ½ acres) of newly developed Selva Ganapathi Nagar housing plot from 1 to 8 to provide a certificate of no objection for registration - reference.

Body:

Order: In the letter from the Assistant Director of Urban Development - Tiruvannamalai mentioned in View 1, the village survey numbers of Perungattur village under the Vembakkam Panchayat Union are 756/1B, 756/2B, 756/2C - of these, 0.31.00 hectares (0.76 ½ acres) covering an area of 3100 sq. meters has received technical approval for the residential plot layout with M.V/Ma.N.U.U.I (T. Malai) No. 224/2025, dated: 10.06.2025 - as per this approval. According to Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017, the fee is Rs. 8,000/- (Eight thousand rupees in words) and for site inspection Rs. 1,000/- (One thousand rupees in words), totaling Rs. 9,000/- (Nine

thousand rupees in words) to be paid under the appropriate government head account, and receipts for the same have been submitted. Following this, based on the resolution of the Perungattur Panchayat Council mentioned in View 3, No. 44, dated 20.06.2025, the decision has been made to approve the sale of these plots.

Vision - 2 The village Panchayat of Thaanapathiram is equipped with road facilities including proposed roads and corner barricades. The transformer location covers 20.13 square meters, and an area of 20.33 square meters is designated for public use by the Panchayat. One book has been voluntarily transferred to the Panchayat office of Vembakkam based on document number 1734 registered in the year 2025. Therefore, approval is granted for the final affirmation of the aforementioned residential areas and consent is given for the registration of houses.

The house numbers 1 to 8 in the aforementioned residential plot have an area of 3059.54 square meters, and according to the market valuation, an amount of 3% is Rs. 66,731/-. Additionally, a plot fee of Rs. 1,000/- per house is applicable, totaling 8 x 1,000 = 8,000/-, along with a fee for viewing the plot of Rs. 1,000/-. Therefore, it is indicated that a total amount of Rs. 75,731/- has been deposited in the financial account of the Perungattur Panchayat.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.06.27 18:13:07

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.