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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: KJ3N7H0C/2025/TCP

Date: 2/6/26 3:13 PM

From:

Village Panchayat

Vadailuppai

To :

1. Mr. S. Ravi and Mr.P.Gurunathan,
No.47,Gangaiyamman Kovil Street,
Mettukuppam,
Nerkundram,
Maduravoyal,
Chennai-600107

Online Application Number: KJ3N7H0C

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 0.91.5 Hectare (9150 sq.m) in S.F.Nos. 417/1A1, 417/2A of Vadailluppai Village and Panchayat,
Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for furtheraction - Reg.

Ref :

1. Applicants Mr. S. Ravi and Mr.P.Gurunathan, Letter No. KJ3N7H0C dated:03.11.2025
2.District Town and country planning Office, Tiruvannamalai District Letter No. KJ3N7H0C/2025/TVM. (Road pattern issued on
dated: 18.11.2025).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: U2/14462/2025, Dated : 10.11.2025

Body:

Observation - 1: In the letter from the Assistant Director of Urban Planning for the city mentioned earlier - Thiruvannamalai, the village panchayat under the Vempakkam Panchayat Union and the village survey numbers 417/1A1 and 417/2A, with an area of 0.91.5 hectares (2.26 acres) and a total area of 9150.00 sq. m., have been granted technical approval for a

new residential plot layout as per M.V./M.A.N.U.I. (Thiruvannamalai) No. 418/2025, dated 01.12.2025. Accordingly, approval has been granted. Government Order No. 18, Department of Housing and Urban Development, dated 04.02.2019, states Rs. 190,166 (Rupees One Lakh Ninety Thousand One Hundred Sixty-Six) and residential plot inspection fees Rs. 1,000 (Rupees One Thousand) totaling Rs. 51,000 (Rupees Fifty-One Thousand) have been paid under the relevant government head account and receipts submitted. Following this, as per the Vempakkam Panchayat Council Resolution No.163, dated: 06.02.2026, mentioned in Observation 3, these houses have been approved for sale and the resolution has been executed.

Observation - 2: Seen as above. ...View - 2 According to the donor deed, 2,685.30 square meters, including roads intended for the panchayat and corner closures, 35.99 square meters for the transformer site, and 39.65 square meters for public use of the panchayat, were automatically assigned to the panchayat in the Vembakkam Revenue Office as per document number 5660 of the year 2025. Therefore, final approval for the above residential areas and permission for registration in the deeds is ordered. The mentioned residential plots, plot numbers 1 to 50, cover an area of 9,150 square meters; according to the market valuation, 3% amounts to Rs. 190,166/-. Additionally, for each house, Rs. 1,000/- as house fee; 50x1000 = 50,000/- and Rs. 1,000/- for inspecting the residential division, totaling Rs. 190,116/- has been paid to the Vembakkam Panchayat Fund account, as hereby reported.

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

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/tools

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The LandLens suite
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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

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