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: LOV4BMVV/2025/TCP

Date: 3/7/26 4:00 PM

From:

Village Panchayat

Pillanthangal

To :

Mr.K.Venkattu and Mr.M. Uma Magesh,
Flat A2, Lee Royal Spazio Apartments,
23,I Street, 1st Cross Street, Kilpauk Garden Colony, Kilpauk, Egmore,
Chennai-600010

Online Application Number: LOV4BMVV

Sir/ Madam,

Sub :

Approval of new plot division - Tiruvannamalai District, Vembakkam Panchayat Union - Billanthangal Panchayat - Survey Nos. 30/9G1A, 30/9H1A2, 30/9I3, 30/9J2B, 30/9K1 - Out of these, 0.48.25 hectares (1.19 acres) 4825 sq. m. Issue of no objection certificate for registration of plots 1 to 36 in the new Kanchi Kamatchi Nagar plot division - Dependent.

Ref :

1.Assistant Director of Town and Country Planning - Tiruvannamalai his M.V / M.N.U.U.E (Th.Malai) No: 373/2025, Date: 22.10.2025 – Letter.
2.House division road and general allotment (general use, transformer location) handed over to the Panchayat, Donation Document No: 4870, Date: 10.10.2025.
3. Special Officer/ Block Development Officer (V.Pt) Resolution No: 143. Date:- 05.03.2026

Body:

In the letter of the Assistant Director of Town and Country Planning - Tiruvannamalai, mentioned in Exhibit - 1, the Pillanthangal Panchayat and Village Survey Nos. of Vembakkam Panchayat Union Technical approval has been obtained for the plan for the new residential plot covering an area of 0.48.25 hectares (1.19 acres) 4825 sq.m. of 30/9G1A, 30/9H1A2, 30/9I3, 30/9I3, 30/9J2B, Dated: 22.10.2025. G.O.Ms.No. 79, Housing and Urban Development Department. As on 04.05.2017, Rs.36,000/- in writing Rs.36,000/- and Site Division Inspection Rs.1000/- in writing Rs.1000/- Rs.1000/- A sum of Rs.36,000/- in writing was deposited in the relevant Government Head Account and the receipts for the same were submitted. 143 days.

A resolution has been passed approving these plots for sale on 05.03.2026.

Vision - 2 According to the donation deed, for the panchayat, including street corners, a transformer site of 1049.11 square meters, 24.56 square meters, and 20.44 square meters for panchayat public use at the Vempakkam sub-registrar office in 1 book, as per document number 4870 of the year 2025, has been automatically transferred. Therefore, it is ordered to grant final approval for the above residential areas and permission for registration of the records.

It is hereby stated that for the residential houses numbered 1 to 36 in the above-mentioned residential section, covering an area of 3776 square meters, the market valuation is Rs. 2 per square foot, amounting to Rs. 81,282/-, and a house fee of Rs. 1000 per house, totaling 36 x 1000 = Rs. 36,000/-, along with Rs. 1000/- for inspecting the residential section, totaling Rs. 118,282/-, has been paid into the Pillanthangal Panchayat Fund Account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.03.07 16:00:43

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.