Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B7IRKD4U /2025/TVM/2025/TCP

Date: 12/22/25 11:18 AM

From:

Village Panchayat

Sirunavalpattu

To :

1. .
45 ,
,
,
- 631702

Online Application Number: B7IRKD4U

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 0.09.0 Hectare (900.00Sq.m) in S.F.Nos. 212A/1, 213/1 of Sirunavalpattu Village and Panchayat,
Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. . . B7IRKD4U :15.02.2025
2. , B7IRKD4U /2025/TVM. (: 22.04.2025). ...

Body:

The town area in Paraiv-1 was assisted - in the police records, their revenue records are connected to Vembakkam Panchayat, as well as the Naval revenue records and survey numbers. 212A/1, 213/1 - 0.09.00 hectares (0.22 acres) with an area of 900 sq. ft. Information related to minor revenue classification by the Block Ministry was obtained through letter M.V./Ma.Na.U.U.I (Official Mail) No. 210/2025, dated 05.06.2025, which received prior approval. Government order no. 79, regarding household injury and urban development, dated 04.05.2017 - complaint received. Payment of Rs. 4,000/- was made for registration and minor

revenue classification, Rs. 1,000/- for documentation, totaling Rs. 5,000/-, processed through Naval revenue accounts accordingly, and relevant procedural actions were submitted. Continued orders related to Paraiv-3 in the Naval revenue Panchayat were also recorded.No: 143, Date: 11.11.2025 - Regarding the agreement for the land use mentioned below, the relevant long-term lease has been recorded. Parcel No. 2 and surrounding areas including 242.22 square meters, along with a portion of 9.00 square meters for public use, have been officially registered for the purpose of utilization. The landowner has voluntarily agreed to this on 18th November 2025 under document number 2121. Accordingly, the transfer of rights and related updates have been properly carried out.The electricity consumption for units 1 to 4 is as follows: For the electricity consumption, 657.78 units were measured in the month with a 3% surcharge applied. The electricity bill amounts to 14,200/- and additionally, 1,000/- each for 4 items equals 4,000/-. The total amount for electricity consumption, including 1,000/-, comes to 19,200/-. Detailed calculations have been carried out for the village council, and the summary is provided accordingly.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.12.22 11:18:18

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

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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.