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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: WC9YLE7B/2025/TV M/2025/TCP

Date: 11/28/25 3:40 PM

From:

Village Panchayat

Thiruppanamur

To :

Tvl. Annamalai.V and Santhamoorthi.P,
Door No.119/18C,
Gandhi Road,
Cheyyar Taluk / Town,
Tiruvannamalai – 604 407

Online Application Number: WC9YLE7B

Sir/ Madam,

Sub :

Approval of new housing division - Thiruvannamalai District, Vembakkam Panchayat Union - Tirupanamur Panchayat - Survey Numbers 612/6, 612/12 - Issuance of no-objection certificate for registration of houses numbered 1 to 42 in the newly created Sri Balasubramaniyar Nagar housing division on an area of 0.57.00 hectares (1.40 acres) 5700 sq. meters - Subsidiary.

Ref :

1. Letter as per the Municipal Urban Planning Assistant Director - Thiruvannamalai, Ref. No. 366/2025, Date: 15.10.2025.
2. The document No. 4072/2025, Date: 28.08.2025, assigning the household division road and public reservation (for public use, location of transformer) to the panchayat.
3. Resolution No. 110, Date: 28.11.2025, by the Special Officer/Regional Development Officer (V.P)

Body:

As mentioned in View - 1, in the letter from the Assistant Director of Urban Planning - Thiruvannamalai, the village panchayat under Vembakkam Panchayat Union and the village survey numbers 612/6, 612/12. Out of these, 0.57.00 hectares (1.40 acres) with an area of 5700 sq. meters is newly allocated for residential plot layouts. A technical approval for the map for this was granted under M.V/Ma.N.O.U.I (Thiruvannamalai) No. 366/2025, dated 15.10.2025. As per Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017 - an amount of Rs. 42,000/- (Forty-Two Thousand Rupees)

and residential plot inspection fee Rs. 1,000/- (One Thousand Rupees), totaling Rs. 43,000/- (Forty-Three Thousand Rupees), was paid under the appropriate government head account and receipts submitted. Following this, as mentioned in View - 2, according to Thirupanamur Panchayat Council Resolution No. 110, dated 28.11.2025, the sale of these houses has been approved and the resolution has been executed.

View - 2 According to the donor deed, 1700.90 square meters including street corners intended for the Panchayat, 36.00 square meters for the substation, and 63.72 square meters for the general public use of the Panchayat have been automatically vested in the Panchayat by the registration officer at Vempakkam office according to document number 4072 of the year 2024. Therefore, final approval and permission for registration of deeds are ordered for the above residential areas.

The mentioned residential plot numbers 1 to 42 cover an area of 43,052 square feet. According to the market valuation, 3% amounts to Rs. 86,104/- and the house fee for one house is Rs. 1,000/- totaling 43 x 1,000 = 43,000/- plus viewing fee of Rs. 1,000/- for the residential plots. A sum of Rs. 129,104/- has been paid into the Thirupanamur village Panchayat fund account, as hereby notified.

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

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