Layout Application - Final Approval Letter

Roc No: 0Q152K35/2025/TCP

Date: 3/3/26 8:19 PM

From:

Village Panchayat

Vellakulam

To :

Mr. R. Kailashnath,
M/s. Sri Vigneshwara Enterprises
No. 1, Ground floor
Plot No. 133, 1st Main Road,
Suba Sri Nagar,
Porur, Chennai,
600116

Online Application Number: 0Q152K35

Sir/ Madam,

Sub :

New house subdivision approval - Thiruvannamalai District, Vempakkam Panchayat Union - Vellakkulam Panchayat - Survey numbers 127, 133/3A1, 133/4, 134/3A1A, 134/3A3, 135/7B, 135/7C, 135/7D - Issuance of non-objection certificate for registration of houses numbered 1 to 159 newly in Senthur Murugan Nagar in an area of 2.79.59 hectares (6.91 acres) 27959 sq. m. - Appurtenant.

Ref :

1. Letter as per the Assistant Director of Urban Planning - Thiruvannamalai's M.V/Ma.N.O.U.I (Thirumalai) No: 322/2026, Date: 29.08.2025.
2. Self-document No: 3953, Date: 20.08.2025, handed over to the Panchayat for house division road and public allocation (public use, electricity transformer location).
3. Decision No: 155, Date: 26.02.2026, by the Private Officer/District Development Officer (K.U).

Body:

In the letter from the Deputy Director of Urban Planning mentioned in View - 1, the village survey numbers of Vellakkulam Panchayat under Vembakkam Panchayat Union are 127, 133/3A1, 133/4, 134/3A1A, 134/3A3, 135/7B, 135/7C, 135/7D - among these, an area of 2.79.59 hectares (6.91 acres) with a surface area of 27,959 sq. m will be newly allocated for

residential plotting as per the industrial-technical approval drawing No. M.V/Ma.N.U.O.I (Thiruvannamalai) 04/2026, dated 07.01.2026. This has been officially approved. Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017 - accordingly, Rs. 159,000/- in words Rupees One Lakh Fifty-Nine Thousand and for viewing the plot Rs. 1,000/- in words Rupees One Thousand, total Rs. 160,000/- in words Rupees One Lakh Sixty Thousand, has been paid under the appropriate government head account and the corresponding receipts submitted. Following this, as mentioned in View - 3, according to the resolution No. 155 of Vellakkulam Panchayat dated 26.02.2026, these houses have been approved for sale.

Vision - 2 According to the donation deed, for the panchayat, including proposed roads and corner setbacks, an area of 8423.86 square meters is designated; 130.40 square meters for the transformer site and 126.17 square meters for public use of the panchayat. In the Vempakkam Sub-Registrar Office, 1 book exists, and according to document number 3953 of the year 2025, it has been automatically assigned. Therefore, final approval for the above residential areas and permission for registration of deeds is hereby ordered.

It is hereby stated that for the residential houses numbered 1 to 159 in the above-mentioned residential section, covering an area of 186,157 square meters, according to the market valuation, at the rate of Rs. 2 per square foot, Rs. 372,314/- and a house fee of Rs. 1,000/- per house, totaling 159x1000=159,000/-, and for viewing the residential section, Rs. 1,000/- amounting to a total of Rs. 532,314/- has been paid into the financial account of Vellakulam Panchayat Council.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.03.03 20:19:26