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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 104 **Date:** 1/14/26 2:12 PM

From:

Village Panchayat

Velampattu Village,Vaduganthangal post,K.V.Kuppam taluk,Velllore Dt

To :

Mr.Hitesh Bjansalli and Ashok Chand
No.38/9 Ramanujam Iyar Street ,Tondiarpet,Tondiarpet,Chennai,600021
9003804898

Online Application Number: LOPS63DG

Sir/ Madam,

Sub :

Sub:
Layout Approval – Velampattu Village Panchayat , 232420 LGD Code, to grant permission to construct Layout Approval, K.V.Kuppam Block , Vellore District

Ref :

Ref: Application from Mr.Hitesh Bjansalli and Ashok Chand, Survey No.23/2K2, 23/2J2, 30/2V, 33/3A1, 33/3A2, 33/3C, 33/3E, 33/6, 33/9, 33/10A, 33/10B, in Velampattu Village Panchayat , Ref: Your application regarding Layout approval for subject to the following conditions, permission to construct the layout of Velampattu Village Vellore District to the following condition.

Body:

The Joint Director of Vellore Urban Planning mentioned in view (1) according to their processes, Velampattu Panchayat Village under K.V.Kuppam Panchayat Union Mr.Hitesh Bjansalli and Ashok Chand Final approval for the proposed plot of (142 Plot) 21800.00Sq.m., in Survey No. 23/2K2, 23/2J2, 30/2V, 33/3A1, 33/3A2, 33/3C, 33/3E, 33/6, 33/9, 33/10A, 33/10B of Mr.Hitesh Bjansalli and Ashok Chand and 6749.05 sq.mtr land is reserved for roads. 99.61 sq.mtr is handed over to Superintending Engineer TANGEDCO and handed over to Panchayat Council President, Velampattu Panchayat and in-principle approval is given. Further, 15050.95 sq.mtr of land use change fees for the 142 plots mentioned below which

have been sold have been paid under appropriate headings as per the letter mentioned in (3) and (4) and after submission of receipts thereof, Ordinance No.79 Housing and Urban Development (Nov. 4(3)) Department dated 04.05.2017, as per the Velampattu Panchayat President Resolution No.104, dated 14.01.2026 as mentioned in view (7) it is hereby ordered to approve the 142 plots of 21800.00sq.mtr.

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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