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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 11/27/25 8:59 PM

From:

Village Panchayat

Seduvalai

To :

Thiru M.Bharathkumar singhvi and S.Dineshkumar
No:83, Tirupalli street ,
Sowcarpet, Chennai City
Tondiarpet Chennai,
Pin 600001

Online Application Number: 2OCULAK7

K. SEKAR
PRESIDENT
SEDUVALAI PANCHAYAT
Anaicut Panchayat Union
Vellore District.

Sir/ Madam,

Sub :

Regarding FinalLayout Approvalfor 185 plots in SF No 572/9B1,9B2A,9B2B,574/1B,2B,576/1B,576/1C1,1C2,2A,2B,577/1A,1B,2A,,2B,3A,3B (L.P. / D.T.C.P. (VLR) No. 2OCULAK7/059-2025/2025 by TCP), Seduvalai Village Panchayat , 232230 LGD Code, Anaicut Block , Anaicut-Thaluk, Vellore District,

Ref :

Application from M.Bharathkumar singhvi and S.Dineshkumar DTCP ROC No. VLR/2OCULAK7/059-2025/2025 TCP Date :03/09/2025, in Survey No 572/9B1, 9B2A,9B2B, 574/1B,2B,576/1B, 576/1C1,1C2,2A,2B, 577/1A,1B,2A,,2B,3A,3B in Seduvalai Village Panchayat, Anaicut Block , Anaicut-Thaluk, Vellore District for Layout final approval

Body:

1. With reference to the 1st Cited letter, applicants have requested for the approval of layout in Vellore District, Anaicut Taluk, Anaicut Panchayat Union, Seduvalai Panchayat/ Village , Survey Numbers: 572/9B1,9B2A,9B2B, 574/1B,2B, 576/1B,576/1C1,1C2,2A,2B, 577/1A,1B,2A,,2B, 3A,3B – Site Extent: 7.64 Acres or 30950 Sq.m In the continuation, with reference to the 2 nd cited letter, road pattern for residential layout has been issued by the directorate on 21.07.2025. Further the applicant M.Bharathkumar singhvi and S. Dineshkumar have gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The President, Seduvalai Panchayat Local body document No

3900/2025, on 22.08.2025. and in-principle approval is given to this layout by DTCP.

2. The layout has been approved, number issued as L.P. / D.T.C.P. (VLR) No. 2OCULAK7/059-2025/2025

by DTCP Vellore.

Village

K. SEKAR
PRESIDENT
SEDUVALAI PANCHAYAT
Anaicut Panchayat Union
Vellore District.

Signature valid

Signed by: Village Panchayat President
Location:Vellore
Date:2025.11.27 20:59:50

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

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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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