Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 288/ **Date:** 9/19/25 1:31 PM

From:

Village Panchayat

Kolappalur

To :

C Mohan and Three Nos, belonging to No:180 Pillaiyar kovil Street, Palamathi,Vellore, 632002

Online Application Number: MHZ5O4OR

Sir/ Madam,

Sub :

Residential Layout – Tiruvannamalai District / Chetpet Taluk / Peranamallur Panchayat Union, Kolappalur Panchayat / Village – Comprised in Survey No. 772/5A ,772/5B,773/3C2,773/3C3,773/3C1A2 AND 773/5, which have an extent of 1.83.00 Hectares (or) 4.52 Acres – Kolappalur gram panchayat Resolution passed and issuing Final Approval –Reg.

Ref :

1. LP/SWP/DTCP/TIRUVANNAMALAI/APPROVAL NO.MHZ5O4OR/2025 of Assistant Director of Town Planning Authority, Tiruvannamalai Dated.09.07.2025.

2. Applicant: C Mohan and Three Nos Online Application Form, Online Application Number: MHZ5O4OR/2025TVM, Dated: 09.07.2025 .

3. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

4. Kolappalur Gram Panchayat Resolution No : 288
Dated: 10/09/2025

Body:

Order:

In the Letter of Assistant Director of Town Planning Authority, Tiruvannamalai Cited in Ref : 1 above , The Plot Nos.1 to 113 of situated in the land comprised in Survey No's. 772/5A ,772/5B,773/3C2,773/3C3,773/3C1A2 AND 773/5, which have an extent of 1.83.00.00 Hectares (or) 4.52 Acres Layout Approval Issued.

In the Letter in Ref : 2 above, C Mohan and Three Nos, belonging to No:180 Pillaiyar kovil Street, Palamathi,Vellore, 632002. has sought to give the final approval for 1 to 113 Plots located in Kolappalur village panchayat.

In the Letter in Ref : 2 A sum of Rs.113000/- as Scrutiny Fees for the Layout formed in non - plan area/plan area , Rs.750140/- towards the individual Plot , has been paid through online. Therefore as the Resolution is passed in the Kolappalur Village Panchayat Council for issuing Final Approval for the Plot No.1 to 113 plot. Kolappalur Village Panchayat issues the final approval for selling the above mentioned plots by the Land Developer by registering in the document in the Registration office, subject to the following conditions.

conditions:-

1. Alteration of plot sizes, and further subdivision of plots contrary to the map approved by the town and Tiruvannamalai country planning department shall not be done.

2. The approved Layout plan and Other documents related to housing plots should be shown to the Kolappalur Executive Officer/ Kolappalur Village President on demand.

3. NO encroachment shall be made on allotted the government /Village panchayat public places and street.

4. G.o No :255 Department of Rural Development level (C2) - Dated : 18.8.1997. Individuals buy the residentail plots of land must obtain approval from the Kolappalur gram Pachayat for building plan approval a new house on their plots.

Copy: Assistant Director of Rural Development (Panchayaths), Cheyyar District.

**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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.