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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 122 **Date:** 2/26/26 8:49 AM

From:

Village Panchayat

Palla street,Pillanthipattu Village,Mudinampattu Post,K.v.Kuppam Taluk,Vellore Dt

To :

R.SURESH D.KARANKUMAR C.GOPALAKRISHNAN
No.10 Jessy Garden,
Chettiyar thoppu, Allapuram,
Vellore-632001.

Online Application Number: Z4VUHBLL

Online Application Number: Z4VUHBLL

Sir/ Madam,

Sub :

Sir/ Madam,
Sub :
Residential Layout - Office of the Joint Director of Town and country planning, Vellore District / Vellore Local Planning Authority, K.V.Kuppam Taluk, K.V.Kuppam Panchayat Union, Pillanthipattu Village,–, S.No's. 333/3A,3B,335/1A, 1B, 2A, 2B, 3, 4A, 4B, 7, 8A, 8B, 336/3F1, 3F2A, 3F2B of K.V.Kuppam Taluk, Vellore District - extent of 11950.00 sqm (2.95(1/2)Acres)Local body Final Orderissued - Regarding.

Ref :

Ref :
District Town and country planning Office Vellore District / Vellore Local Planning Authority ROC No: Z4VUHBLL/2026/TCP

Body:

Order :
Vellore District, K.V.Kuppam Taluk, K.V.Kuppam Panchayat Union, Pillanthipattu Village, in the Land Bearing of Survey No's 333/3A,3B,335/1A, 1B, 2A, 2B, 3, 4A, 4B, 7, 8A, 8B, 336/3F1,

3F2A, 3F2B of K.V.Kuppam Taluk, Vellore District - extent of 11950.00 sqm (2.95(1/2)Acres) Formation of a residential layout District Town and Country Planning office Vellore District / Vellore Local Planning Authority,Technical Approval is issued to the above-mentioned layout and the number is assigned as L.P./D.T.C.P.(VLR) No.001/2026. Received Gift Deed Document No.19/2026, Dated 02.01.2026 ,in the name of the Panchayat for public use Roads, Parks, and transfer to the Tamil Nadu Electricity Board of roads and corners as indicated in the said plot map. In reference cited, above mentioned layout is located in planning area, the local authority shall also collect the approval fees Rs.1000/- per Plot received Rs.76000/- Date.09/02/2026 and Layout inspection fees received Rs.5000/- Date:09/02/2026 and 3% of market value of land as land use conversion charges paid throughonline Rs.20500/- Date:24/02/2026.

Hence, District Town and Country Planning office Vellore District / Vellore Local Planning Authority, Technical Approvalis issued based the Pillanthipattu Panchayat President Resolution No.122, dated 13.02.2026 as mentioned in view (7) it is hereby ordered to given final approval to sell the 76 plots (including E.W .S.Plots)housing plots allocated in the Layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vellore
Date:2026.02.26 08:49:03

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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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.