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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 7/28/25 10:17 AM

From:

Village Panchayat

Nemandapuram

To :

M.MANI AND M.ARUMUGAM,
NO. 295 RAJESHWARI STREET,
RANGAPILLAI NAGAR,
MUNJURPATTU VILLAGE,
VELLORE – 632057.

Online Application Number: ZTSW6P6C

Sir/ Madam,

Sub :

Layout Approval – Nemanthapuram Village Panchayat, 232221 LGD Code, to grant permission to Layout Approval, Anaicut Block, Vellore District.

Ref :

Application from M.Mani and M.Arumugam, S.F.No. 108/1A, 1B, 1C in Nemanthapuram Village Panchayat, Your Application regarding Layout approval for subject to the following conditions, permission given to Construct the layout of Nemanthapuram Village, Anaicut Panchayat Union, Vellore District to the following condition.

Body:

The Joint Director of Vellore Town and country planning mentioned according to their processes, Nemanthapuram Panchayat Village under Anaicut Panchayat Union Final approval for the proposed Layout of area 2.41 3/4 Acre (9800.00 Sqm) in S.F.No. 108/1A, 1B, 1C of M.Mani and M.Arumugam the land reserved for Road, road splay, Public Purpose, TANGEDCO Purpose areas vide grant document No.1069/2025, dated:21.05.2025 3140.60 sq.mt is handed over to Panchayat President Nemanthapuram Local body and in principle approval is given. Further 9800 sq.m of land use change fees for the 52 plots & Owners Use mentioned below which have been sold have been paid under appropriate headings as per the submission of receipts there of, Ordinance No.79 Housing and Urban Development (Nov.4(3)) Department dated:04.05.2017, as per the Nemanthapuram Panchayat President Resolution No.283/25, dated.07.07.2025 it is hereby ordered to approve the 52 plots & Owners Use of

9800 Sq.m.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vellore
Date:2025.07.28 10:17:49

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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