

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 02/25-26

Date: 5/24/25 6:56 AM

From:

Village Panchayat

Sethuvandai Village ,K.V.Kuppam Taluk,Vellore Dt

To :

Tvl.PALANI JKN and Three MEMBER,
D.NO-36, RAGAVENDERA 2nd STREET,
PATC DEPO OPPOSITE, R.S ROAD, SEDUKKARAI POST, GUDIYATHAM, VELLORE-,635 803

Online Application Number:

83XXB4NF

Sir/ Madam,

Sub :

Layout Approval – Sethuvandai Village Panchayat, 232416 LGD Code, to grant permission to construct Layout Approval, K.V. Kuppam Block, Vellore District.

Ref :

Application from Tvl.PALANI JKN and Three MEMBER, Survey No. 46/2A, 2B, 2C, 2D, 2E, 48/2B2, 45/2A2 of Sethuvandai Village Panchayat, Reference from Join Director/Deputy Director, Town and Country planning Deparement, ROC No: VLR /83XXB4NF /027- 2025/2025/TCP, dated: 23.04.2025 for your application regarding Layout approval for subject to the following conditions, permission to construct the layout of Sethuvandai Village, Vellore District.

Body:

The Joint Director of Vellore Urban Planning mentioned in view (1) according to their processes, Sethuvandai Panchayat Village under K.V.Kuppam Panchayat Union Tvl.PALANI JKN and Three MEMBER, final approval for the proposed plot of 8331.00 Sq.mtr., 2.058 Acres in Survey No. 46/2A, 2B, 2C, 2D, 2E, 48/2B2, 45/2A2 of Tvl.PALANI JKN and Three MEMBER, and the land reserved for roads vide grant document no. 3456/2025, 2222.88 sq.mtr is handed over to Superintending Engineer TENGEDCO and handed over to Panchayat Council President, Sethuvandai Panchayat and in-principle approval is given. Further, 8331.00 sq.mtr of land use change fees for the 46 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 Sethuvandai Panchayat President Resolution No.27, dated:12.05.25 as mentioned in view (7) it is hereby ordered to approve the 46 plots of 8331.00 sq.mtr.

Village



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](#)



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



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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