

RE

REGULATORY RECORD

# RERA Document

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



## Layout Application - Final Approval Letter



Roc No: 01/2024

Date: 3/27/25 6:00 AM

From:

Village Panchayat

Vepoor

To :

VILVANATHAN ELUMALAI SEENIVASAN RANI GOPINATH Vellore

Online Application Number:

SMX8SL5D

Sir/ Madam,

Sub :

Layout Approval Veppore Village Panchayat 232304 LGD Code, to grant permission to construct Layout Approval, Arcot Block Ranipet District

Ref :

Application from Mr. VILVANATHAN ELUMALAI SEENIVASAN RANI GOPINATH Vellore, Survey No. 199/40, 42, 44 Vepoor Village Panchayat , Ref: Your application regarding Layout approval for subject to the following conditions, permission to construct the layout of Vepoor Village Ranipet District to the following condition

Body:

The Joint Director of Ranipet Urban Planning mentioned in view (1) according to their processes, Vepoor Panchayat Village under Arcot Panchayat Union Final approval for the proposed plot of 6272.62 Sq.m., 1.55 Acres in Survey No. 199/40, 42, 44 VILVANATHAN ELUMALAI SEENIVASAN RANI GOPINATH Vellore and the land reserved for roads vide grant document No. 7535/2024. 1502.90 sq.mtr is handed over to Superintending Engineer TENGEDCO and handed over to Panchayat Council President, Vepoor Panchayat and in-principle approval is given. Further, 1502.90 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 Vepoor Panchayat President Resolution No. 112, dated Body: 20.02.2025 as mentioned in

view (7) it is hereby ordered to approve the 46 plots of 6272.62 sq.mtr.

Village



Signature valid

Signed by: Village Panchayat President  
Location: Ranipet  
Date: 2025.03.27 06:00:28



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

