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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: 02/2025

Date: 6/27/25 12:04 PM

From:

Village Panchayat

Karuneekasamudram Panchayat Office Building, Karuneekasamudram Village, Valathur Post, Gudiyatham - 635813

To :

Tvl.M.Vijiyakumar And Three Others,
S/O Late Manavalan,
No.4/9, Salichi Appu Muthali Street,
Pudupet, Gudiyatham,
Vellore - 632 602.

Online Application Number: 9D3F2UK5

Sir/ Madam,

Sub :

Layout Approval – Karuneegasamuthiram Village Panchayat , 232318 LGD Code, to grant permission to construct Layout Approval, Gudiyatham Block , Vellore District

Ref :

Application from Tvl.M.Vijiyakumar And Three Others, Survey No.52/2A1, 2A2, 4B1, 4B2 in Karuneegasamuthiram Village Panchayat, Ref: Your application regarding Layout approval for subject to the following conditions, permission to construct the layout of Karuneegasamuthiram Village Vellore District to the following condition.

Body:

The Joint Director of Vellore Urban Planning mentioned in view (1) according to their processes, Karuneegasamuthiram Panchayat Village under Gudiyatham Panchayat Union Tvl.M.Vijiyakumar And Three Others Final approval for the proposed plot of (62 Plot) 10700.00 Sq.m., in Survey No. 52/2A1, 2A2, 4B1, 4B2 of Tvl.M.Vijiyakumar And Three Others and the land reserved for roads vide grant document no. 1900/2025. 34.98 sq.mtr is handed over to Superintending Engineer TANGEDCO and handed over to Panchayat Council President, Karuneegasamuthiram Panchayat and in-principle approval is given. Further, 10700 sq.mtr of land use change fees for the 62 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 Karuneegasamuthiram Panchayat President Resolution No.21,

dated 25.06.2025 as mentioned in view (7) it is hereby ordered to approve the 62 Plots of 10700 sq.mtr.

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

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# 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.