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RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 7/21/26 9:17 PM

From:

Village Panchayat

Serkadu Panchayat Office, Serkadu Village & Post, SLRS, Katpadi TK, Vellore District -632106.

To :

V PALANISAMI S RADHIKA P MAGESWARI No.61 Sakthi Amman Street,Konderipalli,Katpadi,Vellore,632106

Online Application Number: 9PWNGYSO

Sir/ Madam,

Sub :

Final Approval for Residential layout situated in Serkadu Village Panchayat, Katpadi Block, Katpadi Taluk, Vellore District issued reg.

Ref :

Online Application No.9PWNGYSO /2026/TCP

Body:

Application received from Mr/Mrs V Palanisamy S Radhika P Mageswari regarding to grant permission for final approval for residential layout situated at Survey Nos. .No: 80/1A1,80/1A2,80/1B1,80/1B2A1,80/1B2B1,83/2A1, 83/2A2, 83/3A,83/3B in Serkadu Village Panchayat, Katpadi Taluk,,Vellore District..

The Joint Director, District Town and Country Planning Office,Vellore vide his letter no. ROC NO.VLR/ 9PWNGYSO/107-2025/2026/TCP dated 19.02.2026 issued technical clearance for the proposed residential layout situated in Survey Nos. 80/1A1,80/1A2,80/1B1,80/1B2A1,80/1B2B1,83/2A1, 83/2A2, 83/3A,83/3B of Serkadu Village Panchayat, Katpadi Taluk,Vellore District an total extent of 15345 in which 4776.15 sqm roads, 1059.20. Sqm Park , Public purpose 56.30 sqm an extent of TANGEDCO 54.10 sqm are handedover by the applicant to local body and Superintending Engineer,,TANGEDCO vide Gift deed Document nos.

11854/2026 dated19.12.2025.

The necessary fees 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 Serkadu Panchayat President Resolution No.86, dated 9.07.2026 as mentioned in view (7) it is hereby granted final approval to the Residential layout to an extent of 94 Plots 15345 sqm

Panchayat apresident
Serkadu village Panchayat
Katpadi union ,Vellore Dist

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

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.