

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: LA/01/2025-26

Date: 3/23/26 5:33 PM

From:

Village Panchayat

Karnambut Panchayat Office, Mariyamman Koil Street, Karnambut Post, VCSM (Via), Katpadi TK, Vellore District - 632519.

To :

C Bobby Benedict,
M/s B and B Developers and Builders Pvt Ltd,
No.2, 13th East Cross Road,
Gandhi Nagar, Katpadi,
Vellore-632006.

Online Application Number:

XVHIY30N

Sir/ Madam,

Sub :

Layout Approval – Karnambut Village Panchayat, 232496 LGD Code, to grant permission to Layout Approval, Katpadi Block, Vellore District.

Ref :

Application from C Bobby Benedict S.F.No.401/1,2,3, 402/6B Katpadi Taluk, Vellore District - extent of 1.12 acre (4550 Sqm) in Karnambut Village Panchayat, Your Application regarding Layout approval for subject to the following conditions, permission given to Construct the layout of Karnambut Village, Katpadi Block, Vellore District to the following condition.

Body:

The Joint Director of Vellore Urban Planning mentioned according to their processes, Karnambut Panchayat Village under Katpadi block final approval for the proposed Layout of area 2.31 acre (4550 Sqm) in S.F.No's.401/1,2,3, 402/6B of C Bobby Benedict the land reserved for Park, Roads, Public Purpose and TANGEDCO areas vide grant document no.477/2026, Dated:22.01.2026, 1664.09 sq.mt is handed over to Panchayat President Karnambut Local body and in principle approval is given. Further 4550 sq.m of land use change fees for the 24 plots 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 Karnambut Panchayat President Resolution No.861, dated.13.03.2026 it is hereby ordered to approve the

24 plots of 4550 Sq.m.

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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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.

