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RE REGULATORY RECORD

RERA Document

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

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 **Date:** 1/8/26 11:35 AM

From:

Village Panchayat

Vandranthangal Panchayat Office, Vandranthangal Panchayat, Katpadi Tk,Vellore District -632059

To :

M/s. SAMEERA PROPERTY DEVELOPERS (INDIA) PRIVATE LIMITED
and One Others,
No. 47, MECO HOUSAE,
4th FLOOR, ANNA SALAI,
Nungambakkam,
Egmore, Chennai -600002.

Online Application Number: ODTJPC4Y

Sir/ Madam,

Sub :

Residential Layout - Office of the Joint Director of Town and country planning, Vellore District / Vellore Local Planning Authority –Katpadi Panchayat Union, Vandranthangal Village, S.No's. 62/1A, 1B, 1C, 1D, 1K, 1N, 1'O', 2A, 2C, 2D, 2F, 2G, 2H, 6C, 6E; 63/1,3, 5, 7, 9, 10 & 63/12 of Katpadi Taluk, Vellore District - extent of 27190.00 sqm (6.72 Acres) Local body Final Order issued - Regarding.

Ref :

District Town and country planning Office Vellore District / Vellore Local Planning Authority ROC No: VLR / ODTJPC4Y / 071 /2025/TCP Dated. 04/09/2025

Body:

Vellore District, Katpadi Panchayat Union, Vandranthangal Village and Panchayat, in the Land Bearing of Survey No's. 62/1A, 1B, 1C, 1D, 1K, 1N, 1'O', 2A, 2C, 2D, 2F, 2G, 2H, 6C, 6E; 63/1, 3, 5, 7, 9, 10 & 63/12an extent of 27190.00 sq.m. Formation of a residential layout District Town and Country Planning office Vellore District / Vellore Local Planning Authority, Technical Approval is issued to the above-mentioned layout and the number is assigned as L.P. / D.T.C.P. (VLPA) No. 24/2025 and P.P.No. 24/2025 dated 04.09.2025. Received Gift Deed Document No 7849/2025, Dated 26.08.2025

Hence, District Town and Country Planning office Vellore District / Vellore Local Planning Authority, Technical Approval is issued based the Panchayat Board is given final approval to sell the 164 (including E.W.S.Plots) housing plots allocated in the Layout.

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.