

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 288/2026

Date: 8/5/26 3:41 PM

From:

Executive officer

3,High School Road,Pallikonda,Anaicut(Tk),Vellore(Dt),635809

To :

Mrs. N C BANUMATHI.
NO 135, Pananthoppu, A.Mottur village,Anangannellore
Gudiyatham-taluk,
Vellore-district,
635806.

Online Application Number:

WPG52ESM

Sir/ Madam,

Sub :

Residential Layout - Pallikonda Town Panchayat,
Pallikonda Village, Anaicut Taluk, Vellore district, S.F.No. 32/1B2, 2A, 2B ; 44 ; 45 ; 46/1, 2 ; 54/6A & 54/6B
- extent of 4.82 acre -
Final Approval Issued- Regarding

Ref :

1. Applicants Mrs.N C BANUMATHI Letter, Dated: 26.06.2023.
2. Directorate of Town and country planning Office, Chennai Letter No.WPG52ESM / 2023 / TCP - (Road pattern issued on dated: 24.01.2024).
3. Joint Director Agriculture department, Letter No. A3/2160/2023, Dated: 24.04.2023.7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 4.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 5.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
6. Applicants Mrs.N C BANUMATHI Letter, Dated: 24.04.2024. (Gift deed document no.824/2024, dated: 23.02.2024).
- 7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
- 8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
- 9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10. Letter from the Sub-Registrar Pallikonda. Dated (15/07/2026)

11. Inspection report submitted by this office JE (Planning) Dated.28/07/2026.

Body:

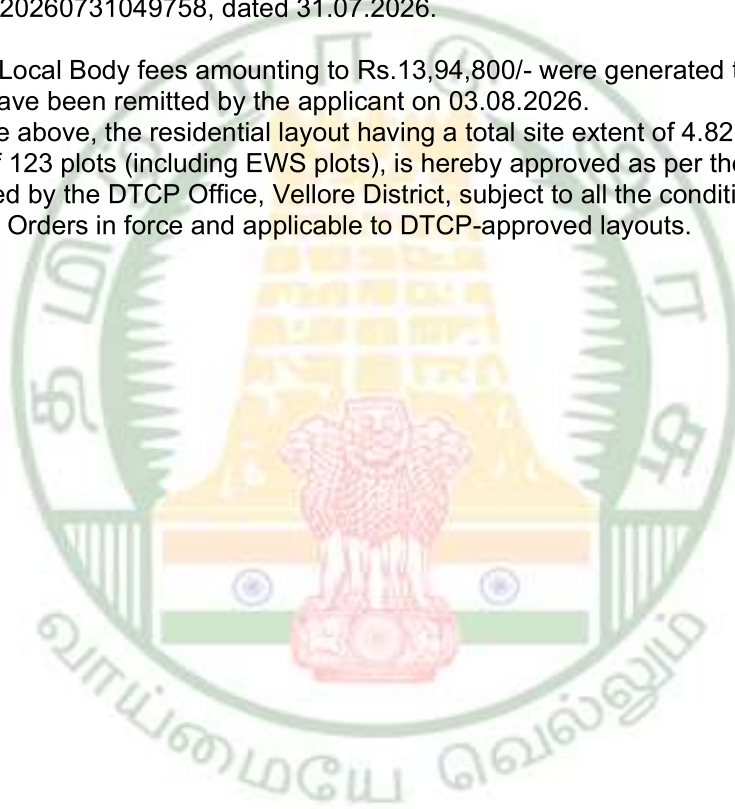
With reference to the 1st cited letter, the applicant has requested approval for a residential layout in Vellore District, Anaicut Taluk, Pallikonda Town Panchayat, Pallikonda Village, comprising Survey Field Nos. 32/1B2, 32/2A, 32/2B, 44, 45, 46/1, 46/2, 54/6A, and 54/6B, to an extent of 4.82 acres. The proposal was forwarded to the Executive Officer, Pallikonda Town Panchayat, Vellore District, for necessary action.

In continuation of the above, the Open Space Reservation (OSR) lands and roads have been vested with the Pallikonda Town Panchayat through the Gift Deed cited in the 6th reference. Subsequently, a resolution accepting the gifted lands has been passed by the Pallikonda Town Panchayat in Resolution No. 410, dated:30/07/2026

The site was inspected, and it was found that the required basic amenities, namely roads, street lights, water supply with Over Head Tank (OHT), and rainwater drainage, have been completed satisfactorily. Further, the departmental land conversion fee of Rs.1,70,000/- has been paid by the applicant through E-Challan No. 20260731049758, dated 31.07.2026.

Further, the Local Body fees amounting to Rs.13,94,800/- were generated through the Single Window Portal and have been remitted by the applicant on 03.08.2026.

In view of the above, the residential layout having a total site extent of 4.82 acres (19,505.84 sq.m.), consisting of 123 plots (including EWS plots), is hereby approved as per the technically approved layout plan furnished by the DTCP Office, Vellore District, subject to all the conditions, rules, regulations, and Government Orders in force and applicable to DTCP-approved layouts.



Executive officer

Signature valid

Signed by: Executive Officer
Location: Vellore
Date: 2026.08.05 15:41:22



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

Verified RealEstate
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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.

