Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 39 **Date:** 1/30/26 8:24 PM

From:

Village Panchayat

Vellai

To :

Mr N Shameem Banu

Online Application Number: S6HKB5V2

Sir/ Madam,

Sub :

Layout Approval-Vellai Village Panchayat to Grant Permission to Layout Approval,Cheyyar Taluk,Anakkavoor Panchayat Union,Tiruvannamalai District

Ref :

Application From N Shameem Banu The proposed Plots 62 In Survey no 110/5,110/6,110/7,110/8A,111/1A1 in Kilmattai H/o At Vellai Village Panchayat Ref: Your Application Regarding Layout Approval For Subject To the
Following Conditions Permission To Construct the Layout of Vellai panchayat Tiruvannamalai District To the Following Condition.

Body:

The Assistant Director Of Tiruvannamalai Urban Planning Mentioned in View (1) According to Their Processes Vellai Panchayat H/o Kilmattai Mr N Shameem Banu Final Approval For The Proposed Plot Of (62) Plots .In Survey no 110/5,110/6,110/7,110/8A,111/1A1 Land Reserved for Roads Vide grant Document Handed Over to superintending Engineer TANGEDCO And Handed Over to Panchayat Special Officer President Vellai panchayat and in principle Approval Is Given.Further 62Plots Of Land use Mentioned Below Which Have been Sold Have Been Paid Under Appropriate Heading As per Final Layout Letter Payment Done Details Are Below
1.62 plots *1000=62000

2.Plot Area 71312 Sq Ft*2 =142624
3.Distribution Line Fixed Amount =58240
4.Inspection Charges =1000
Total Payment = 263864 Rupees In Two Lacks sixtythree Thousand eight Hundraden Sixty Four Rupees Paid.

Condtions:

* It is informed that the Block Development Officer (V.P) has full authority to cancel the permission given for this Layout at any time if there is any irregularity in the documents submitted for this Layout.

*The petitioner is informed that the order formalized in the above housing section is applicable only to the section and not to the building permit.

*The plot should not be in the affected area of the project road, stream, tower line,EB HT Line or water body.

*If the evidence provided regarding the ownership and the documents submitted for consideration are found to be incorrect or if a situation arises that may affect the approval of the amount to the land department

The in-principle approval granted to this building will be revoked without prior notice.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.01.30 20:24:33

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.