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RE REGULATORY RECORD

RERA Document

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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: VP/LA/01/2024

Date: 7/13/24 3:03 PM

From:

Village Panchayat

Kalanipakkam

To :

Thiru. G G Janakiraman,
No. 30/31, Balaji Nagar,
7th Street, Thiruvarul Nagar,
Sathuvachari, Vellore – 632009.

Online Application Number: 079I9KF6

Sir/ Madam,

Sub :

Layout Approval – Kalanipakkam Village Panchayat, 232211 LGD Code, to grant permission to Layout Approval, Anaicut Block, Vellore District.

Ref :

Application from G G Janakiraman, S.F.No.459/5B7B & 459/5B8B in Kalanipakkam Village Panchayat, Your Application regarding Layout approval for subject to the following conditions, permission given to Construct the layout of Kalanipakkam Village, Vellore District to the following condition.

Body:

The Joint Director of Vellore Urban Planning mentioned according to therir processes, Kalanipakkam Panchayat Village under Anaicut Panchayat Union Final approval for the proposed Layout of area 1721 Sq.m (or) 0.425 acre in S.F.No.459/5B7B & 459/5B8B of G G Janakiraman the land reserved for Roads, Public Purpose and TANGEDCO areas vide grant document no.1687/2024, Dated: 25.04.2024 & Amendment Deed Doc. No.1861/2024, dated: 09.05.2024 431 sq.mt is handed over to Panchayat President Kalanipakkam Local body and in principle approval is given. Further 1721 sq.m of land use change fees for the 14 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 Kalanipakkam Panchayat President Resolution No. 20, dated.05.07.2024 it is hereby ordered to approve the 14 plots of 1721 Sq.m.

Village



Signature valid

Signed by: Village Panchayat President
Location:Vellore
Date:2024.07.13 15:03:01

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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