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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

TAMIL NADU HOUSING BOARD VELLORE HOUSING UNIT

From
A.GANESAN, B.E.,
Exe. Engineer & Adm.Officer,
Tamil Nadu Housing Board,
Vellore Housing Unit,
Sathuvachari, Vellore -9.
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To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
RERA tower, No.133,G-Block,
1st Avenue, Anna Nagar (East),
Chennai-600102

Letter No. Plg/199/2020 Dated: 24.06.2026

Sir,

Subject	:	Tamil Nadu Housing Board – Vellore Housing Unit – Area development scheme for 118 Plots (32 HIG, 53 MIG & 33 EWS) in Ward A Block 34 T.S.No. 235, 236, 239,240, 241, 242, 243, 244, 245 of Arcot Phase III in Arcot Municipality at Arcot Taluk, Ranipet District – RERA applied for the scheme to an extent of 8.48 Acres – Remarks called on 23.06.2026 – Details submitted – Regarding.
Ref	:	1. The Joint Director/DTCP Vellore proceedings No. நக.எண். 1885/2008/வேம3 dated 04.10.2013, for 8.48 Acres 2. Board's Administrative sanction vide B.R.No. 4.14 Dated 29.05.2020 for Rs.590.00 Lakhs. 3. Layout final approval from Arcot Municipality letter No. நக.எண்.2093/20007/F1 dated 03.08.2022, for 8.48 Acres 4. Costing approval vide Board resolution No.CS-1/1055/2021 dt 21.04.2023 5. RERA applied on 24.10.2025, the application No. TNRERA/PLF/3551/2026 dated 15.05.2026 (TNRERA/PLF/2542/ 2026 dated 01.04.2026)
		xxxx

Kind attention is invited to the reference cited, the Tamil Nadu Housing Board, Vellore Housing Unit acquired an extent 66.17 acres of land through land acquisition vide Award No. No.02/88 dt 29.06.1998. Out of total extent, 57.69 Ac was developed as Arcot NHS phase II scheme in the year 1997 & 2001. For the remaining extent 8.48 Ac a new scheme was proposed and layout was prepared and approved by the Directorate of Town and Country Planning during the year 2013 vide 1st cited reference.

In the meantime, the Arcot EB Association & Arcot Teachers Association filed Writ Appeal WA Nos.2200 & 2201/2011 before Chennai High court, and the case disposed on 13.09.2021

Subsequently the Area development scheme for 118 Plots (32 HIG, 53 MIG & 33 EWS) under Arcot NHS Phase III in Arcot Municipality at Arcot Taluk, Ranipet District was approved by the Board in the year 2020 vide 2nd cited reference.

The development work was carried out and the service amenities in the scheme area were handed over to Arcot Municipality on 24.12.2021. Thereafter, final layout approval for the scheme was obtained vide 3rd cited reference. After the completing all the development works, action was taken for final selling price approval for 118 plots and the same was approved by the Board vide 4th cited reference in the year 2023. In the developed plots a new scheme proposal for construction of individual houses is prepared and submitted to Board for the approval and subsequent Government policy decision to keep the sale of plot on hold.

Immediately after receipt of instructions from the Board to proceed with sale of plots, action was initiated for obtaining TNRERA registration. Hence kindly consider the above fact and process the approval of above said scheme.

24/6/24

Exe.Engineer & Admn.Officer,
Vellore Housing Unit

24/6/24

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

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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

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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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