Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: RPT/32YEDWEU/64016/2026/TCP

Date: 8/3/26 6:22 PM

From:

Village Panchayat

Vannivedu

To :

Mr. N. Sankesh Jain,
S/o. Mr. Nihalchand,
Door No. 4/1,Thandavarayan Pillai Street,
Sowcarpet,
Chennai – 600 001
Chennai District.

Online Application Number: 32YEDWEU

Sir/ Madam,

Sub :

S.Nos. 304/1C1, 304/1D, 304/2, 305/1, 305/3, 305/4 AND 306
Extent:1.715 Acres or 6939.00 Sq.m

Ref :

RPT/32YEDWEU/64016/2026/TCP
Online Application No: 32YEDWEU

Body:

The application seeking Final Approval for the proposed formation of residential layout to an extent of 1.715 Acres or 6939.00 Sq.m Acresin the land bearing S.Nos.304/1C1, 304/1D, 304/2, 305/1, 305/3, 305/4 AND 306 at VANNIVEDU Village Panchayat, Walaja Panchayat Union, WALAJA Taluk, Ranipet District was processed as per the prevailing rules and after pursuing the record and after conduction site inspection, the application was directed handover the portion of land earmarked for Roads and Public Purpose meant for Local body and TANGEDCO.

1. Demand raised for the payment of Layout Fees, Layout Estimate Fees and Layout Inspection Fees

2. Payment of Layout Fees, Layout Estimate Fees and Layout Inspection Fees received from the application respectively – Date: 16.07.2026

3. Resolution No. – Date: 18.07.2026

Allotment details of Final Approved Layout Plan

- Site Extent – 1.715 Acres or 6939.00 Sq.m
- No. of Plots – 38 Nos (incl. 1 for Applicant's own use)
- Gifted over to local body
- Layout Road – 2585.73 Sq.m. or 37.26%
- Public Purpose – 68.80 Sq.m. or 1.58%
- TANGEDCO Purpose – 35.60 Sq.m. or 0.82%

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.