Verified RealEstate™

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: 125/ 17.11.2025 **Date:** 11/18/25 6:30 PM

From:

Village Panchayat

Jambukulam Panchayat office,
Small Street, Nearby Jambukulam Bus stand ,
Jambukulam Village, Sholinghur TK

To :

RAEES AHMED M K
No.6 Flat No.2 Indira Arcade 2nd Floor 4th
Avenue Harrington Road Chetpet
Chennai,,,Nungambakkam,Egmore,

Online Application Number: 71XHP56I

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District – Sholinghur Taluk – Sholinghur Panchayat Union – Jambukulam Panchayat/Village - Survey Number: 661/1 - Site Extent: 2.28Acre or 9250.00 Sq.m– Planning Permission issued - Final Approval sanction– Regarding.

Ref :

1. On 21.06.2025, Applicant Mr. M. K. Raees Ahmed Online Application Form was received through Online Application Number: 71XHP56I.
2.ROC No .RPT/71XHP56I/49014/2025/TCP/2025/TCP Dated:18.07.2025
3. Demand Payments UPI Transaction ID:101973917897 dated: 15.11.2025

Body:

With reference to the 1st cited communication, the applicant has submitted a request for approval of the layout situated in Ranipet District, Sholinghur Taluk, Sholinghur Panchayat Union, Jambukulam Panchayat/Village, comprising Survey No. 661/1, with a total site extent of 9,250.00 sq.m (2.28 Acres).

Further, as per the 2nd cited communication, the road pattern and Planning Permission for the proposed residential layout have been issued by the Assistant Director, Town and Country Planning Office, Ranipet District, on 04.07.2025 and 18.07.2025 respectively.

Based on the 3rd cited reference, the layout approval for the land situated in Ranipet District, Sholinghur Taluk, Sholinghur Panchayat Union, Jambukulam Panchayat/Village, comprising Survey No. 661/1 and measuring a total extent of 9,250.00 sq.m (2.28 Acres), has been duly sanctioned.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.11.18 18:30:56

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.