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

40, பெருவளையம் ஊராட்சி

விடுநர் :

C.S.K. குமரேசன், B.A.,

ஊராட்சி மன்ற தலைவர்

40, பெருவளையம்ஊராட்சி

காவேரிப்பாக்கம் ஊராட்சி ஒன்றியம்

இராணிப்பேட்டை மாவட்டம் – 631 052.

செல் : 9047665393

பெறுநர் :
உயர்திரு.

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அன்புடையீர் ! வணக்கம்.

தேதி 05.04.2026

அனுப்புநர்,

கிராம பஞ்சாயத் அலுவலகம்,
பெருவளையம் கிராமம்,
நெமிலி தலூக்கா,
ராணிப்பேட்டை மாவட்டம்-631052.

பெறுநர்,

தமிழ்நாடு கட்டட மனை விற்பனை ஒழுங்குமுறை குழுமம்,
எண்: 133 G-பிளாக் அண்ணாநகர் (கிழக்கு),
சென்னை-600102.

பொருள்: ஆவணம் பிழைத்திருத்தல் தொடர்பாக.

ஐயா,

ராணிப்பேட்டை மாவட்டம், நெமிலி தலூக்கா, பெருவளையம் கிராமம் சர்வே எண்: 401/- ல் Site Extent: 4350.00 Sq.m பூங்காநகர். திரு A. ஷேக் முகமது பெயருடன் திரு. S.ஹபிபுர்ரஹ்மான் என்ற பெயர் தவறுதலாக இணைந்து விட்டது. ஆகையால் திருA. ஷேக்முகமது என்ற பெயருக்குTNRERA வழங்கும் படி தாழ்மையுடன் கேட்டுகொள்கிறேன்.

நன்றி.

தலைவர்
பெருவளையம் ஊராட்சி
காவேரிப்பாக்கம் ஒன்றியம்.

Layout Application - Final Approval Letter

Roc No: 05/2025

Date: 10/10/25 11:39 AM

From:

Village Panchayat

PERUVALAYAM PANCHAYAT OFFICE, PERUVALAYAM NEMILI TALUK

To :

Mr. A. Sheik Mohammed,
No: 12, Pattai Street,
Asanellikuppam Village,
Nemili Taluk,
Ranipet District – 631051

Online Application Number: JO01WUK7

Sir/ Madam,

Sub :

Residential layout in non planning Area (village panchayat -Ranipet district-Nemili Taluk-Kaveripakkam panchayat union-peruvalayam panchayat-peruvalayam village survey number – Survey Numbers: 401 - Site Extent: 4350.00 Sq.m approedOn 30/09/2025, Applicant Mr. S. Habeeb Rahman Online Application Form was received through
1. On 06.09.2025, Applicant Mr. A. Sheik Mohammed Online Application Form was received through Online Application Number:: JO01WUK7.
2.The Assitant Director, District Town and Country Planning Office, Ranipet District has issued Layout Approval through District Letter No:RPT/JO01WUK7/53726/2025/TCP RPT/8X8BUIAD/48475/2025 30/09/2025 JO01WUK7.

Ref :

1. On 06.09.2025, Applicant Mr. A. Sheik Mohammed Online Application Form was received through Online Application Number:: JO01WUK7.
2.The Assitant Director, District Town and Country Planning Office, Ranipet District has issued Layout Approval through District Letter No:RPT/JO01WUK7/53726/2025/TCP RPT/8X8BUIAD/48475/2025 30/09/2025 JO01WUK7.

Body:

The reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District
Kaveripakkam Panchayat Union, Peruvalayam Panchayat, Peruvalayam Village comprised in the Survey Numbers: 401 with an extent 4350.00 Sq.m approedOn 30/09/2025, Applicant In the Area 01 to 21 plots

Owners use layout has been approved On Ordinary Meeting Resolution Date : 75 /09.10.2025 Of Peruvalayam
Village Panchayat.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Ranipet
Date:2025.10.10 11:39:23

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.