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: 02/2025-26 **Date:** 7/5/25 3:42 PM

From:

GNT Road,Padiyanallur,Chennai-600052

To :

Mr S. Jaffar Hussian (CMDA/PP/LAYOUT-1/0274/2024)
No.1A, Moorthy Nagar, Kadhirvedu,
Puzhal, Chennai – 600066.

Online Application Number: CMDA/PP/LAYOUT-1/0274/2024

Sir/ Madam,

Sub :

Final Approval of Residential Layout – Proposal for Laying out of house sites in S.No.56/9B, 10B, 11B, 12A, 12B, 57/1A1, 1B1, 2, 58/1A1A, 1A1B & 1A2 of Padiyanallur Village, Sholavaram Panchayat Union Ponneri Taluk, Tiruvallur District– Approved – Reg.

Ref :

1. Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai - 600008. Letter No - CMDA/PP/LAYOUT-1/0274/2024.
2. CMDA Approval No – OL-PPD/LO/0037/2025.
3. CMDA Permit No – OL-01620, Dated : 08/03/2025.
4. Roc No : 02/2025-26 , Dated : 05.07.2025.
5. Gift Deed No : 2249/2025 , Dated : 21.02.2025 @ S.R.O Redhills.
6. PWD (WRD ) Letter No. DB/T5(3)/F-Inundation–Padiyanallur/ 2019/M/28.03.2019.
7. Demand Payment Request Letter date – 25/06/2025.
8. Payment Confirmation by Applicant : S. Jaffar Hussian, Date: 25/06/2025.
9. G.O. (Ms) No.180, Rural Development and Panchayat Raj (PR-II (2)) Dated: 05.12.2024.
10. Commissioner of DR & PR Lr.No.4870/2024/PRI.MIS-1 Dated: 15.01.2025, 16.05.2025 and 17.06.2025
11. Affidavit received from the Applicant dated 19.06.2025.
12. Executive Engineer of the Kosasthalaiyar River Basin Division (WRD), Thiruvallur Letter Number /.3/.6/2025/M/:04.07.2025.

Body:

Dear Sir /Madam,

With Reference to the above Subject and your application , This is to inform you that the Residential Layout Situated in Survey No.56/9B, 10B, 11B, 12A, 12B, 57/1A1, 1B1, 2, 58/1A1A, 1A1B & 1A2 of Padiyanallur Village, Sholavaram Panchayat Union Ponneri Taluk, Tiruvallur District , Covering a total extend of 9672 sq.m (2.39 acres) , Comprising of 57 plots. The Plot Details are 49 Nos of Regular Plots (1-49) and 8 Nos of EWS Plots of 499 Sq.M (50-57).

The applicant has developed the layout infrastructure – including Roads, Parks and Public Purpose Sites in accordance with the Specification prescribed by the Padiyanallur Village Panchayat. The road Pattern was approved by the CMDA and the required public space has been transferred to the Panchayat as per Gift Deed No. 2249/2025.

Accordingly the Padiyanallur Village Panchayat grants Final Approval for this Layout.

CONDITIONS

1. The condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Layout of House Sites in the Chennai Metropolitan Area). CMDA/PP/LAYOUT-1/0274/2024 dated 08.03.2025 OL-PPD/LO No.0037/2025 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. OL-01620 Dated: 08.03.2025.
2. The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.
4. The applicant is advised to follow the condition laid down in the Chennai Metropolitan Development Authority letters cited.
5. If any deviations or violations of rules and conditions of this order or the conditions of the department concerned are found, or if it is ascertained in the future that the planning permission obtained is based either on wrong information furnished by the applicant, or by misrepresentation of facts, or by any fraudulent manner, or if there is any lapse in procedural formalities to be followed, or if the permit has been obtained improperly, the planning permission accorded will be cancelled and the Permission suspended without any further notice.
6. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
7. The Special Officer / Block Development Officer (Padiyanallur Village Panchayat) reserves full authority to cancel the permit at any time without prior notice.
8. The approved plans are enclosed.

Signature valid

*Signed by: Village Panchayat President*
*Location:Tiruvallur*
*Date:2025.07.05 15:42:31*

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.