Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

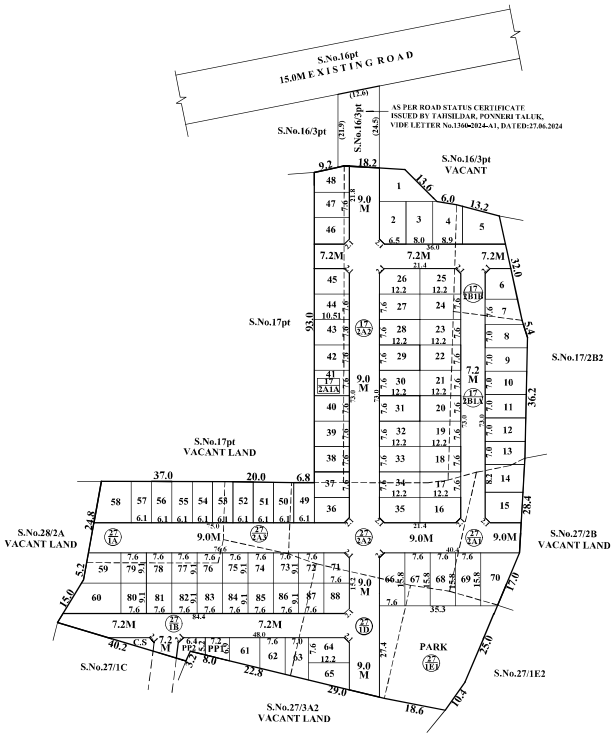
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Published for reference. The authority's own register is the operative record.

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FILE NO:L1-0291-2025




| | | |
|---|---|---|
| **TOTAL EXTENT** ( AS PER PATTA) | : | **12518 SQ.M** |
| **ROAD AREA (32%)** | : | **4059 SQ.M** |
| **PLOTTABLE AREA (68%)** | : | **8459 SQ.M** |
| **10% OSR REQUIRED** | : | **846 SQ.M** |
| **OSR PROVIDED** | : | **851 SQ.M** |
| **1% PUBLIC PURPOSE REQUIRED** | : | **85 SQ.M** |
| **PUBLIC PURPOSE PROVIDED** | : | **88 SQ.M** |

(PUBLIC PURPOSE AREA-1 : 44.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 44.0 SQ.M)

| | | |
|---|---|---|
| **10% E.W.S.REQUIRED** | : | **846 SQ.M** |
| **E.W.S PROVIDED** | : | **1243 SQ.M** |
| **REGULAR PLOTS (1 TO 70)** | : | **70 Nos.** |
| **E.W.S. PLOTS (1243 SQ.M) (71 TO 88)** | : | **18 Nos.** |
| **TOTAL No.OF.PLOTS** | : | **88 Nos.** |
| **CONVENIENT SHOP** | : | **1 No.** |

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2
   (RESERVED FOR TANGEDCO)
   } TO REFER FINAL LETTER

CONDITIONS :

(I)TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms)No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41.DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II)TNCDBR-2019, RULE NO: 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(III) TNCDBR RULE NO:47(11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

◉ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS
- CONVENIENT SHOP

**APPROVAL CONDITION**
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

# SHOLAVARAM PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.Nos: 17/2A1A, 17/2A2, 17/2B1A, 17/2B1B, 27/1A, 27/1B, 27/1D, 27/1E1, 27/2A1, 27/2A2 & 27/2A3 OF SEKKANJERI VILLAGE.

**SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)**

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Signed by: Village Panchayat President
Location:Tiruvallur
Date:2026.09.18 10:49:27

Signature valid
Digitally Signed by
Registered Engineer Oracle II
S.SUBASH
Sign Date: 01/08/2026 11:40:26 AM

This Planning Permission issued under TNCDBR, 2019 in subject name of the Vill... (MDS No.2948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

Applicants ( Owner / Developer / Power of Attorney )

QR CODE

ISO_A1_(841.00_x_594.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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

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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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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.