

RERA Document

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Zone:	VELLORE	Sub Registrar Office:	WALAJA
Guideline Village:	SENGADU	Revenue Village:	SENGADU
Revenue District:	RANIPET	Revenue Taluk:	WALAJAH

Below Search results are as on 11-Jun-2026 11:27 PM

45 items found, displaying 11 to 20.

[\[First/Prev\]](#) 1, 2, 3, 4, 5 [\[Next/Last\]](#)

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	224/28	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	13-May-2026	-
12	224/29	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	13-May-2026	-
13	224/2A	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
14	224/2B1	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
15	224/2B2	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
16	224/2B3A1A1	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	26-Dec-2024	-
17	224/2B3B	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
18	224/2B4A	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
19	224/2B4B	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
20	224/2B5	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-

Zone:

VELLORE

Sub Registrar Office:

WALAJA

Guideline Village:

SENGADU

Revenue Village:

SENGADU

Revenue District:

RANIPET

Revenue Taluk:

WALAJAH

Below Search results are as on 11-Jun-2026 11:28 PM

45 items found, displaying 31 to 40.

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	224/3A2B	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
32	224/3B1A	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - I	23-Apr-2025	-
33	224/3B1B	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - I	23-Apr-2025	-
34	224/3B1B	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - I	25-Mar-2026	-
35	224/3B2B	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
36	224/4A2	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
37	224/4A3	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
38	224/4B	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
39	224/4C	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
40	224/4D	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-

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Below Search results are as on 11-Jun-2026 11:29 PM

23 items found, displaying 11 to 20.

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	226/3A1A1	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	17-Sep-2025	-
12	226/3A1B	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	27-Nov-2024	-
13	226/3A2	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
14	226/3B1B	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
15	226/3B1C	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
16	226/3B1D	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
17	226/3B1E	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
18	226/3B2	111/ Square Feet	1195/ Square Metre	Residential Special Type - III	01-Jul-2024	-
19	226/4A	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-
20	226/4B	450000/ Acre	1112000/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024	-

TOTAL PROJECT COST

1) Mr. M.R. Balaji (Owner), 2) Mr. K. Rajinikanth (Owner), 3) Mr. K. Nagappan (Owner), 4) Mr. G. Anand (Owner), "MALLI NAGAR" Approval No: L.P./D.T.C.P.(RPT) No. 35/2026, Ranipet District - Walajah Taluk - Walajah Panchayat Union, Mottur Panchayat - Sengadu Village, Survey No. 224/2B2, 224/3B1B, 226/4A and 226/4B, Extent of - 6045. 00 Sq.m (or) 1.49 Acre, "MALLI NAGAR" [Total Plot No: 34 (1-34)],

S.No	Date	Description	Document No.	Amount (Rs) /-
1	10.03.2025	Scale deed executed by infavour of 1) Mr. M.R. Balaji (Owner), 2) Mr. K. Rajinikanth (Owner), 3) Mr. K. Nagappan (Owner), 4) Mr. G. Anand (Owner),	1481/2025	4,75,000
2	10.03.2025	Scale deed executed by infavour of 1) Mr. M.R. Balaji (Owner), 2) Mr. K. Rajinikanth (Owner), 3) Mr. K. Nagappan (Owner), 4) Mr. G. Anand (Owner),	1484/2025	2,70,000
3	24.03.2026	Registration Fees and stamp duty of Settlement deed for surrendering the Land infavour of Mottur Panchayat - Sengadu Village, & Tangedco	1807/2026	10,000
4	02.03.2026	DTCP Application Fees infavour of Scrutiny Charges Infavour Joint Director of Town Planning Authority	-	9,068

5	26.03.2026	<i>DTCP- OSR Charges</i>	-	67,755
6	30.03.2026	<i>DTCP- Centage Charges</i>	-	13,500
7	30.03.2026	<i>Armed Forces Flag Day Fund</i>	-	10,000
8	30.03.2026	<i>Development Charges</i>	-	12,290
9		<i>Tar-Road Forming Charges</i>	-	12,50,000
10	30.03.2026	<i>DTCP Display Board Charge/E.B/P.P</i>	-	10,000
11	30.03.2026	<i>Sub-Division Charges</i>	-	18,000
12		<i>3% Land to Govt Head Charges For Approved Lay-outs Demand Fee infavour of Seduvalai Panchayat and Village,</i>	-	27,500
13		<i>Miscellaneous Charges For Approved Lay- outs Demand Fee infavour of Mottur Panchayat - Sengadu Village,</i>	-	35,500
14		<i>Engineer Fees for Forming the Layout</i>	-	75,000
15		<i>Lay-out forming charges and other expenses</i>	-	50,000
16		<i>Project Registration Charges infavour of TNREREA</i>	-	30,225.00
TOTAL PROJECT COST				Rs. 2363838/-

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](#)



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



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.

