

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.

TOTAL EXTENT (AS PER DOCUMENT)	: 3642 SQ.M
ROAD AREA (40%)	: 1439 SQ.M
PLOTTABLE AREA (60%)	: 2203 SQ.M
1% PUBLIC PURPOSE REQUIRED	: 22 SQ.M
PUBLIC PURPOSE PROVIDED	: 27 SQ.M
(PUBLIC PURPOSE AREA-1 : 12.0 SQ.M)	
(PUBLIC PURPOSE AREA-2 : 15.0 SQ.M)	
TOTAL NO.OF.PLOTS	: 24 Nos.

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

 ROAD AREA

 PUBLIC PURPOSE AREA-1

 PUBLIC PURPOSE AREA-2
 (RERVED FOR TANGEDO)

TO REFER FINAL LETTER

(I) TNCDDBR-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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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) TNCDDBR-2019, 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.

(III) 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

☐ SITE BOUNDARY
☐ PROPOSED ROAD
☐ EXISTING ROAD
☐ PUBLIC PURPOSE-1
☐ PUBLIC PURPOSE-2

Gift Card Number	
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SCALE 1:800	
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APPROVED

Validity unknown Signature valid

is valid

	QR CODE
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QR
CODE

PUZHAL PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No: 151/1A OF VILANGADUPAKKAM VILLAGE
SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

Signature valid

Signed by: Village Panchayat
President
Location: Tiruvallur
Date: 2025.06.27 18:55

Digitally signed by:-
B. Senthil Kumar
MCA 154-V
Sign Date: 12/28/2024 4:20:56 PM

Applicants (Owner / Developer / Power of Attorney)	
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This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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
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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.

