Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE COMMISSIONER ST.THOMAS MOUNT PANCHAYAT UNION @ CHITLAPAKKAM, CHENNAI - 600 064.

PRESENT : Tmt.E.MALATHI

D.DIS.NO. 4173 /2023/A4. / **DATED :** 02/01/2024

SUB : **Planning Permission** - St.Thomas Mount Panchayat Union - S.No New 140/3A3A4 Plot No. — of Vengambakkam Village - Sub-sanctioned - Order issued.

REF : 1. Application from Thiru/Tmt. E. Jeevarathinam

2. Other Connected Records.

.....

ORDER:

Sub-division permission of vacant plot is granted to Thiru/Tmt. E. Jeevarathinam in S.No. New 140/3A3A4 of Vengambakkam Village, Plot No. — is Sub-divided as Plot No's. 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H are approved and returned herewith subject to the following conditions:

CONDITIONS

1. This order is subject to all rules prescribed by the Panchayat Union, Government of Tamil Nadu and Chennai Metropolitan Development Authority.
2. No encroachment should be made in any Government land and poramboke etc.

COMMISSIONER
ST.THOMAS MOUNT PANCHAYAT UNION
@ CHITLAPAKKAM

To
Thiru/Tmt. E. Jeevarathinam
5/186, Anna Street,
Kasthuri
Chennai-126.

24/1/24

NAME OF LOCAL BODY

PLANNING PERMIT

(Sec 48 of T. & C.P. Act. 1971)

No. E 25757 Date : 02/01/2024

File No. D-DN 4173/2023 Date of Application PPA. 06/2024

Name of Applicant E-Jeevarathinam

Nature of Development : ~~Layout~~/Sub-division of Land/~~Building construction~~ / Change ~~in use of Land/Building~~

Address New S.No. 140/3A3A4, Vengambakkam village (Agaramthen Panchayat

Date of Permit 02/01/2024

DC 4500-
OSR 200000-
RC 25000-
Other 40000-
S/R 2500-
Rs 3/10/2023

Development charges paid Rs..... Challan No..... Date.....

PERMISSION is granted to the Layout/Sub-division of Land Building construction/Change in use of Land/Building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

This permit expires on NIL-

FOR MEMBER SECRETARY
C.M.D.A. Chennai-8,
COMMISSIONER
Executive Officer/Deputy Commissioner
Municipal Commissioner / of
/Town Panchayat / Township/Panchayat
Union/Municipality.

2/1/24

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.