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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

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

PRESENT : Thiru.M.VENKATRAGHAVAN,

D.DIS.NO. 162 /2026 /A4. **DATED :** 23/02/2026

SUB : **Planning Permission** - St.Thomas Mount Panchayat Union - S.No New 66/2B2A & 66/2B2B Plot No. – of Thiruvanchery Village - Sub-sanctioned - Order issued.

REF : 1. Application from Thiru/Tmt. M/s Idea Housing Corporation
2.Member Secretary Chennai Metropolitan Development Authority,Egmore ,Chennai-600008,email Dated 24.02.2025.
3.Tamilnadu Combined Development and Building Rules 2019
4.Connected Records.

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ORDER:

Sub-division permission of vacant plot is granted to Thiru/Tmt. M/s Idea Housing Corporation in S.No. New 66/2B2A & 66/2B2B of Thiruvanchery Village, Plot No. – is Sub-divided as Plot No's. 1, 2, 3, 4, 5, 6, 7 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.
3. Incase of non adherence to any of the above mentioned rules or if the documents submitted by the applicant is found false at any time during the construction or later, this approval shall stand cancelled.

COMMISSIONER
ST.THOMAS MOUNT PANCHAYAT UNION
@ CHITLAPAKKAM

To
Thiru/Tmt. M/s Idea Housing Corporation 23/2/26
No. 6/16, Mudichur Road
Bagavandass Street,
West Tambaram Chennai-45.

NAME OF LOCAL BODY

PLANNING PERMIT

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

No. **E** 34844 Date: 23/02/2026

File No. D·D/S 162/2026 Date of Application ppnlo 25/2026

Name of Applicant M/s Idea Housing Corporation

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

Address New S.No 66/2B2A & 66/2B2B,

Thiruvanchery Panchayat

Date of Permit 23/02/2026 DC 5000- RC 55000- S/P 3000- } CB/23/02/2026

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.....

23/2/26

FOR MEMBER SECRETARY
C.M.D.A. Chennai-8,
Executive Officer/P.U. Commissioner
/Town Panchayat / Township/Panchayat
Union/Municipality.

COMMISSIONER
ST. THOMAS MOUNT PANCHAYAT UNION

23/2/26

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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