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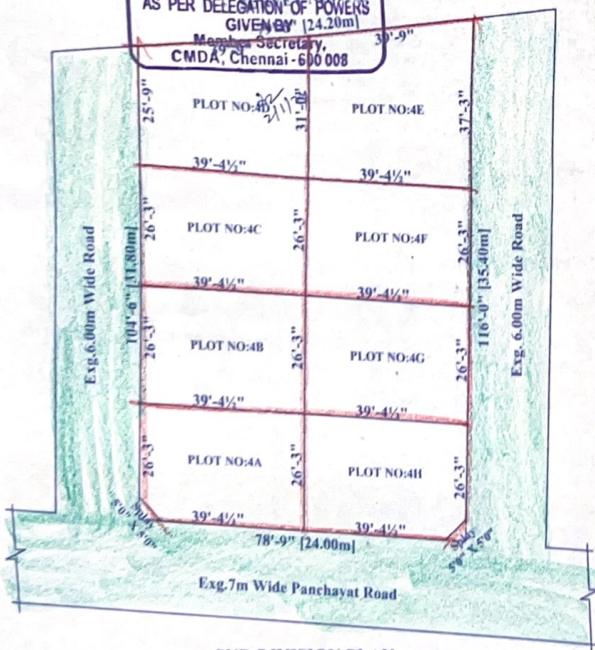
REGULATORY RECORD

RERA Document

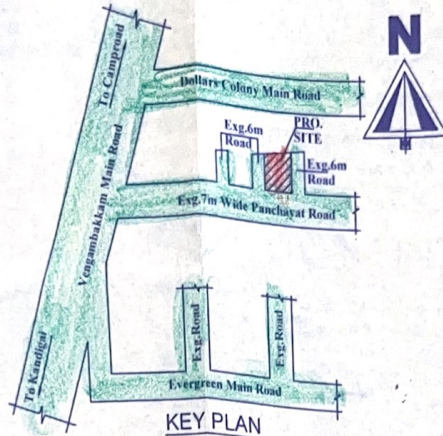
The document as the regulator published it, reproduced in full behind this page.

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

Planning Permit No. 06/2024
APPROVED
 Subject to the conditions in this Office Letter
4173/2023 D.No. 02/01/2023
COMMISSIONER
 St. Thomas Mount Panchayat Union
 at Chittlapakkam, Chennai-64
 THIS PLANNING PERMISSION ISSUED
 AS PER DELEGATION OF POWERS
 GIVEN BY [24.20m]
 Member Secretary,
 CMDA, Chennai-600 008



SUB-DIVISION PLAN
 SCALE - 1" = 24' 0" | 1:300 |



KEY PLAN
 [N.T.S.]

பொருத்தப்படுத்தப்பட்ட பின்புலம் / மருத்துவப் பின்புலம்
 அனுமதி எண்: 539 / 91/199
 ஒப்புதல் அளிக்கப்பட்டுள்ளது
 பி.பி.ஏ. எண்: 66/2012024
 தலைவர், கட்டிடத் துறை
 அகரங்கெட்டு, காரைக்காலம்

**PLAN SHOWING THE PROPOSED
 SUB-DIVISION OF A HOUSE SITE IN OLD
 SURVEY NO: 140/3A, NEW SURVEY
 NO: 140/3A3A4 AS PER PATTA,
 VENGAMBAKKAM VILLAGE,
 TAMBARAM TALUK, CHENGALPET
 DISTRICT, AGARAMTHEN VILLAGE
 PANCHAYAT & ST. THOMAS MOUNT
 PANCHAYAT UNION LIMIT.**

AREA DETAILS:

	SQ.FT	SQ.M
PLOT NO:4A	: 1034.00	96.06
PLOT NO:4B	: 1034.00	96.06
PLOT NO:4C	: 1034.00	96.06
PLOT NO:4D	: 1117.00	103.77
PLOT NO:4E	: 1344.00	124.87
PLOT NO:4F	: 1034.00	96.06
PLOT NO:4G	: 1034.00	96.06
PLOT NO:4H	: 1034.00	96.06
TOTAL AREA	: 8665.00	805.00

COLOUR INDEX

PROPOSED  ROAD 
 BOUNDARY 

OWNER

K. J. J.

REGISTERED ENGINEER

Ln.T.ARUL YOHAN, M.Tech.(ST), L.B.
 Registered Engineer
 Reg No. RE / GR-II/19/03/014
 Chennai Metropolitan Development Authority
 Emmanuel Planners, Ph:044 - 22291919
 No.15, Sri Ranganathan Nagar,
 Near Bharath Engg. College, Chennai-600 073.
 Cell : 9381032266

Ref No-2|10.06.2023|

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.

