

RE

REGULATORY RECORD

RERA Document

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NAME OF LOCAL BODY
PLANNING PERMIT

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

No. E **34131**

25/08/2025
Date :

File No. **D.D.Nr 1448/2025**

Date of Application **ppn/o 246/2025**

Name of Applicant **T. Munganantham**

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

Address **S.no 35/1, Agaram/Le Panchayat**

.....

Date of Permit **25/08/2025** **DL 3000 -**
RC 35000 -
S/P 2000 - **25/08/2025**

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 **N/L.**

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

25/8/25

22/08/2022

NAME OF LOCAL BODY
PLANNING PERMIT
Sec 46 of T & CP Act 1971

181181

CONDITIONS

Note : (a) This permit is furnished by / virtue / of power delegated by CMDA under Sec. (3) of Section 9-C of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972).

(b) According to Section 79 of the T & CP Act 1971 (Act 35 of 1972). as amended by Act 22 of 1974 any person aggrieved by any decision or order of the Planning Authority under Section 49 of Sub Section (1) Section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated.

22/08/2022

(c) The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fraudulent manner.

FOR MEMBER SECRETARY
C.M.D.A. Chennai-8
EXECUTIVE COMMISSIONER
TAMIL NADU TOWN AND COUNTRY PLANNING AUTHORITY
TAMIL NADU

22/8/22

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

PRESENT : Thiru.M.VENKATRAGHAVAN,

D.DIS.NO. 1448 /2025 /A4.

DATED : 25 /08 /2025

SUB : **Planning Permission** - St.Thomas Mount Panchayat Union -
S.No...35/1.....Plot No.....
of Agasamthan..... Village - Sub-sanctioned -
Order issued.

REF : 1. Application from Thiru/Tmt. T. Muruganantham.....
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.

ORDER:

Sub-division permission of vacant plot is granted to Thiru/Tmt. T. Muruganantham.....
in S.No...35/1..... of Agasamthan..... Village, Plot
No.....-..... is Sub-divided as Plot No's. A1, A2, A3, A4, A5.....
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. T. Muruganantham
No: 5/1, 3rd Street
Vengadamangalam
Chennai - 46.

25/8/25

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.

