Verified RealEstate™

RE 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.

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED SUB DIVISION AS PER PATTA No : 389, S.No : 48/6A, THIRUVANCHERY VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION, TAMBARAM TALUK, CHENGALPATTU DISTRICT.

Planning Permit No 616/2024
APPROVED
Subject to the conditions in this Office Letter
D.Dis.No. 4588/2023 Dt. 12/04/2024
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam, Chennai - 64
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY
Member Secretary,
CMDA, Chennai - 600 008

S.No 48/8A

25'-3" [38.18M]

S.No 48/6B

33'-1" [10.09M]

15'-9" [4.80M]

47'-7½"

B1 B2 B3 B4 B5

25' 25' 25' 25' 25' 25' 25'

47' 46' 45' 44'-3"

25'-1½"

EXG. ROAD 20' wide

48/6A

Pro.20'0" wide ROAD

S.No 48/8A

108'-6" [33.06M]

30'-2" [9.19M]

30'

44'-3"

B6

29'

24'-9"

44'-8" [13.61M]

N

SUB-DIV. SITE

KEY PLAN NTS

Thiruvanchery Panchayat Office

N

COLOUR INDEX

PRO. SUB - DIVISION

ROAD

BOUNDARY

AREA DETAILS

	SQ.FT	SQ.MT
PLOT No: B1 - AREA	1186.00	110.22
PLOT No: B2 - AREA	1185.00	110.13
PLOT No: B3 - AREA	1162.00	107.99
PLOT No: B4 - AREA	1139.00	105.85
PLOT No: B5 - AREA	1116.00	103.71
PLOT No: B6 - AREA	1308.00	121.54
PLOT No: B7 - AREA	1325.00	123.14
PLOT No: B8 - AREA	1343.00	124.81

M. H Emalatha

G.YOGALAKSHMI, D.C.
Registered Engineer
Tambaram Municipality Reg.No:009/LS/21/00002
Sembakkam Municipality Reg.No:001/LS/20/00003
SKY LINE DESIGN
No.128, V.O.C. Street, Anandapuram,
East Tambaram, Chennai - 600 059
Cell No : 9841001823

கிணற்பிரிவு / மனை உட்பிரிவு
அனுமதி எண் 07 நாள் 10/05/24
ஒப்புதல் அளிக்கப்படுகிறது
டிபி.ஏ. எண் 616/12/2024/B6
S. Tamil Surachi
தலைவர்
திருவஞ்சேரி ஊராட்சி

10/05/24

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.