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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**NAME OF LOCAL BODY**

# PLANNING PERMIT

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

No. **E** 34101 Date : 25/07/2025

File No. D1/DTP 1269/2025 Date of Application PP No 216/2025

Name of Applicant M. Manoj Karthikeyan

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

Address New S.No 217/6B, 217/7A1, 217/7B2 & 217/9A3, Vengaivasal Panchayat

Date of Permit 25/07/2025 DC 5000- RC 51000- SD 3000- } ES/25/7/2025

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 NIL.

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

25/7/25

## 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.

(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 fradulent manner.

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

**PRESENT : Thiru.M.VENKATRAGHAVAN,**

**D.DIS.NO.** 1269 /2025 /A4. **DATED :** 25/07/.2025

SUB : **Planning Permission** - St.Thomas Mount Panchayat Union - New 217/6B, 7A1, 7B2, & 217/9A3 S.No..... Plot No..... of ....Vengaivasal..... Village - Sub-sanctioned - Order issued.

REF : 1. Application from Thiru/Tmt..H. Manoj Krishnan.....
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. H. Manoj Krishnan in S.No. New 217/6B 217/7A1, 217/7B2 & 217/9A3 of Vengaivasal Village, Plot No. — is Sub-divided as Plot No's. C1, C2, C3, C4, C5, C6 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.

25/7/2025

**COMMISSIONER**
ST.THOMAS MOUNT PANCHAYAT UNION
@ CHITLAPAKKAM

To
Thiru/Tmt. H. Manoj Krishnan
M and M. Doors 3 & 4,
Patel Cross street
Nehru Nagar, Choolaipedu
Chennai - 44

25/7/2025

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

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# 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.