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

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verified.realestate

Planning Permit No. 82/2024 to 2025

APPROVED

Subject to the conditions in this Office

Lr. No. 7891/2024

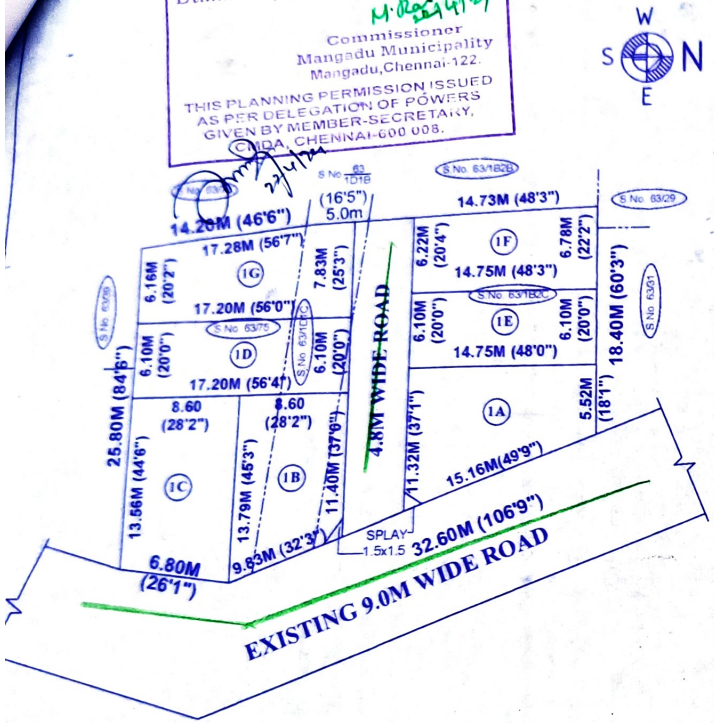
Dt. 22/04/2024

Commissioner
Mangadu Municipality
Mangadu, Chennai-122.

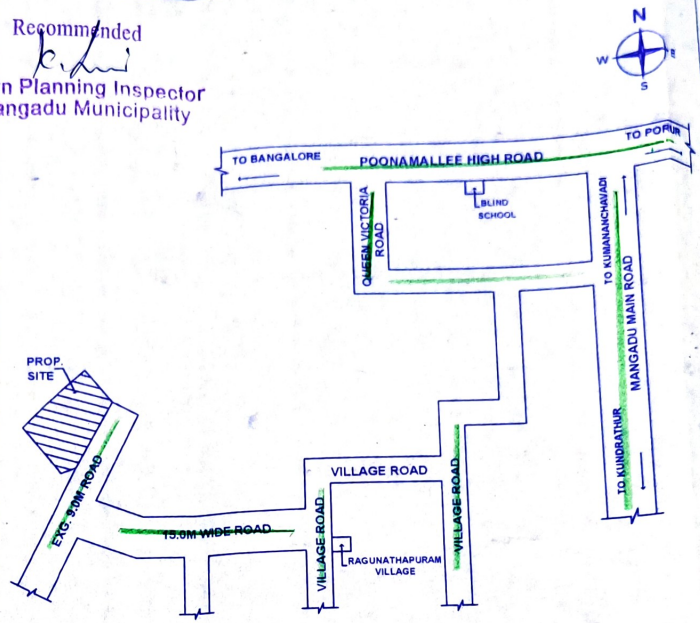
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA, CHENNAI-600 008.

Recommended

Town Planning Inspector
Mangadu Municipality



PROPOSED SUB-DIVISION PLAN
(Scale 1:200)



KEY PLAN (N.T.S)

PLAN SHOWING THE PROPOSED SUB DIVISION OF PLOT INTO PLOT Nos. 1A, 1B, 1C, 1D, 1E, 1F, 1G, IN PATTA No. 6514 AS PER PATTA S.Nos. 63/1B2C, 63/1D1C, 63/75 OF MANGADU VILLAGE, MANGADU MUNICIPALITY KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

COLOUR INDEX
ROAD ☐ BOUNDARY ☐ PROPOSED ☐

AREA DETAILS	Sq.ft	Sq.m
EXISTING PLOT AREA	8198	761.61
PROPOSED SUB-DIVISION		
PLOT No.1A	1344	124.86
PLOT No.1B	1242	115.38
PLOT No.1C	1215	112.87
PLOT No.1D	1123	104.33
PLOT No.1E	963	89.46
PLOT No.1F	1028	95.50
PLOT No.1G	1283	119.19
TOTAL PLOT AREA	8198	761.61

OFFICE USE :

M. Selvam.

OWNER / Power agent :

Er. B. MEGANATHAN, B.E.,
Registered Engineer- III, RE 306782021
Greater Chennai Corporation
No:5, Kamatchiamman Nagar,
Kundrathur Main Road, Mangadu,
Chennai - 600 122
Cell: 95661 80817

LICENSED SURVEYOR

Scanned with ACE Scanner

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.