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.

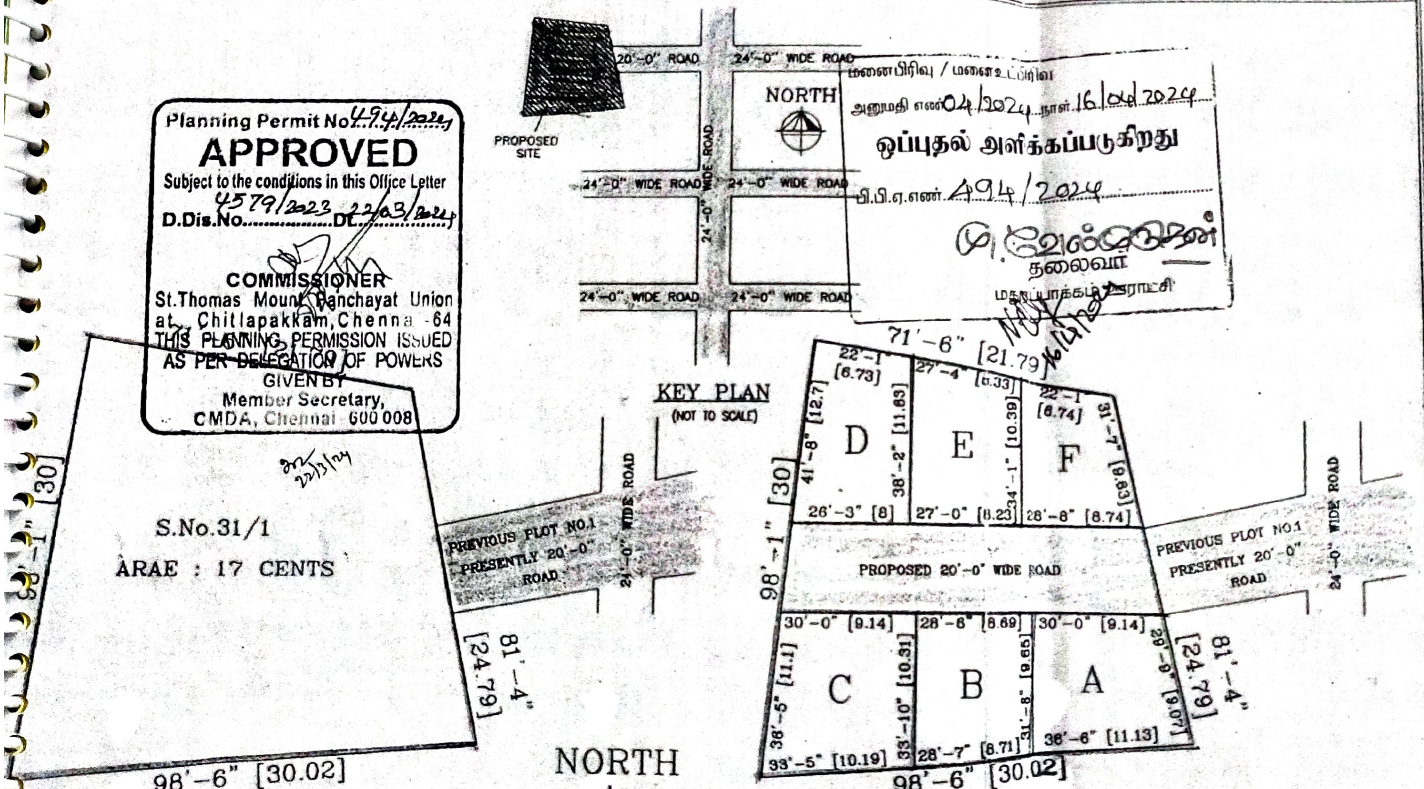
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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N SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITES AT OLD S.No.31, PATTA NOs.122 & 1134, NEW PATTA NO.1135, AS PER PATTA NEW S.NO.31/1, URAPAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPET DISTRICT, THOMAS MOUNT PANCHAYAT UNION LIMIT.

Planning Permit No. 494/2024
APPROVED
Subject to the conditions in this Office Letter
D.Dis.No. 4579/2023 Dt. 22/03/2024
COMMISSIONER
St.Thomas Mount Panchayat Union
at Chitlapakkam, Chenna -64
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY
Member Secretary,
CMDA, Chennai 600 008

22/3/24



மனைபிரிவு / மனைமேம்பாடு
அனுமதி எண் 04/2024 நாள் 16/04/2024
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ.எண். 494/2024
தலைவர்
மதுரபாக்கம் பேரூராட்சி

SITE PLAN
(SCALE : 1":8'-0")

SUB-DIVISION SITE PLAN
(SCALE : 1":8'-0")

AREA DETAILS:

	SQ.FT	SQ.M
PLOT AREA A	1014.00	(94.24)
PLOT AREA B	936.00	(86.99)
PLOT AREA C	1118.00	(103.90)
PLOT AREA D	960.00	(89.22)
PLOT AREA E	976.00	(90.71)
PLOT AREA F	814.00	(75.65)
ROAD AREA	1681.00	(156.23)
TOTAL AREA	7499.00	(696.94)
PLOT AREA (AS PER SITE)		(696.93)
PLOT AREA (AS PER DOCUMENT)		(688.85) (17 Cents)
PLOT AREA (AS PER PATTA)		(700.00)

COLOUR INDEX:
PROPOSED SITE
EXISTING ROAD

DATE : 19-09-2023.
DRAWN BY :
CHD BY :

OWNER/POWERAGENT:

LICENSED SURVEYOR:
U. MANIGANDAN, B.E.,
Licensed Surveyor - Greater Chennai Corporation
Registered Engineer Grade - II, Reg. No: RE201072019
RS PLANNERS & DESIGNS
Shop No.3, Valluvar Nagar Main Road,
Chitlapakkam, Chennai - 600 128.
Mobile: 93846 07417 / 90948 95655

SCAN AnyScanner

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.