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
verified.realestate

DIGITALLY VERIFIED RECORD

NAME OF LOCAL BODY

PLANNING PERMIT

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

No. **E** 27768 Date : 12/04/2024

File No. D-DTS 4588/2023 Date of Application Ppd. 616/2024

Name of Applicant M. Hemalatha

Nature of Development : ~~Layout~~/Sub-division of Land/~~Building con~~struction / Change ~~in use of Land/Build~~ing

Address S.No 48/6A, Thiruvanchery Panchayat

DC 5000-
RC 28000-
SIa 3000- 23/12/04/2024

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.
COMMISSIONER
Thiruvallur District Panchayat Union

Executive Officer/P.U. Commissioner
Municipal Commissioner / of
/Town Panchayat / Township/Panchayat
Union/Municipality.

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 : Tmt.E.MALATHI

D.DIS.NO. 4588/2023/A4. / **DATED :** 12/04/2024

SUB : **Planning Permission** - St.Thomas Mount Panchayat Union - S.No. 48/6A Plot No. - of Thiruvanchery Village - Sub-sanctioned - Order issued.

REF : 1. Application from Thiru/Tmt. M. Hemalatha

2. Other Connected Records.

.....

ORDER:

Sub-division permission of vacant plot is granted to Thiru/Tmt. M. Hemalatha in S.No. 48/6A of Thiruvanchery Village, Plot No. - is Sub-divided as Plot No's. B1, B2, B3, B4, B5, B6, B7, B8 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

12/4/24

To
Thiru/Tmt. M. Hemalatha
3/1, Choolaimedu,
Chennai - 94.

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

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.