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3/350/2 Mettukuppam,
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Official Property Record



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உள்ளாட்சி மன்றப் படி

This office D.Dis No: 214/2025/A3, Dt: 30.4.2025 forwarded to Thirumanam Village Panchayat for final approval

FILE NO.L1/242/2024

TOTAL EXTENT (AS PER DOCUMENT)	:	17502 SQ.M
ROAD AREA	:	5878 SQ.M
PARK AREA	:	1173 SQ.M
PUBLIC PURPOSE AREA (1%)	:	119 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 60.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 59.0 SQ.M)		
REGULAR PLOTS (1 TO 89)	:	89 Nos.
E.W.S PLOTS (1250 SQ.M) (90 TO 110)	:	21 Nos.
TOTAL NO.OF.PLOTS	:	110 Nos.



அனுமதி வழங்கப்பட்டது
நாள் :- 03/05/2025
நகு எண் :- 01/2025-2026
தனி அலுவலர்
திருமணம் ஊரிருப்பு மன்றம்
திருவள்ளூர் மாவட்டம்

Road 5/5/25 5/5/25

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%)
   (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 7747/2024, DATED:04.12.2024, @ SRO POONAMALLEE.

CONDITIONS:

(I)TNCDBR-2019, RULE NO : 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(II) TNCDBR RULE NO: 47 (11)
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

◎ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY(FOR TANGEDCO)
- EWS

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 400/2B, 401/2A, 2B1, 2B2 & 401/5 OF VAYALANALLUR-B (THIRUMANAM) VILLAGE.

SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

OWNER'S SIGNATURE

Saravanan

Er. D. SARAVANAN, B.E.,
Reg.Eng.No: RE/GR-II/2024/7/0048
Registered Engineer in CMDA
No. 707, P.H.Road, Senneerkuppam,
Chennai-600 056. Cell: 9561166726

LICENSED SURVEYOR

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15996 Dated: 12.12.2024
P.P.D / L.O No: 298/2024
APPROVED
VIDE LETTER No.: Layout-I/242/2024
DATED :
For Member Secretary 13/12/24
Chennai Metropolitan Development Authority
Chennai-600 008.

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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