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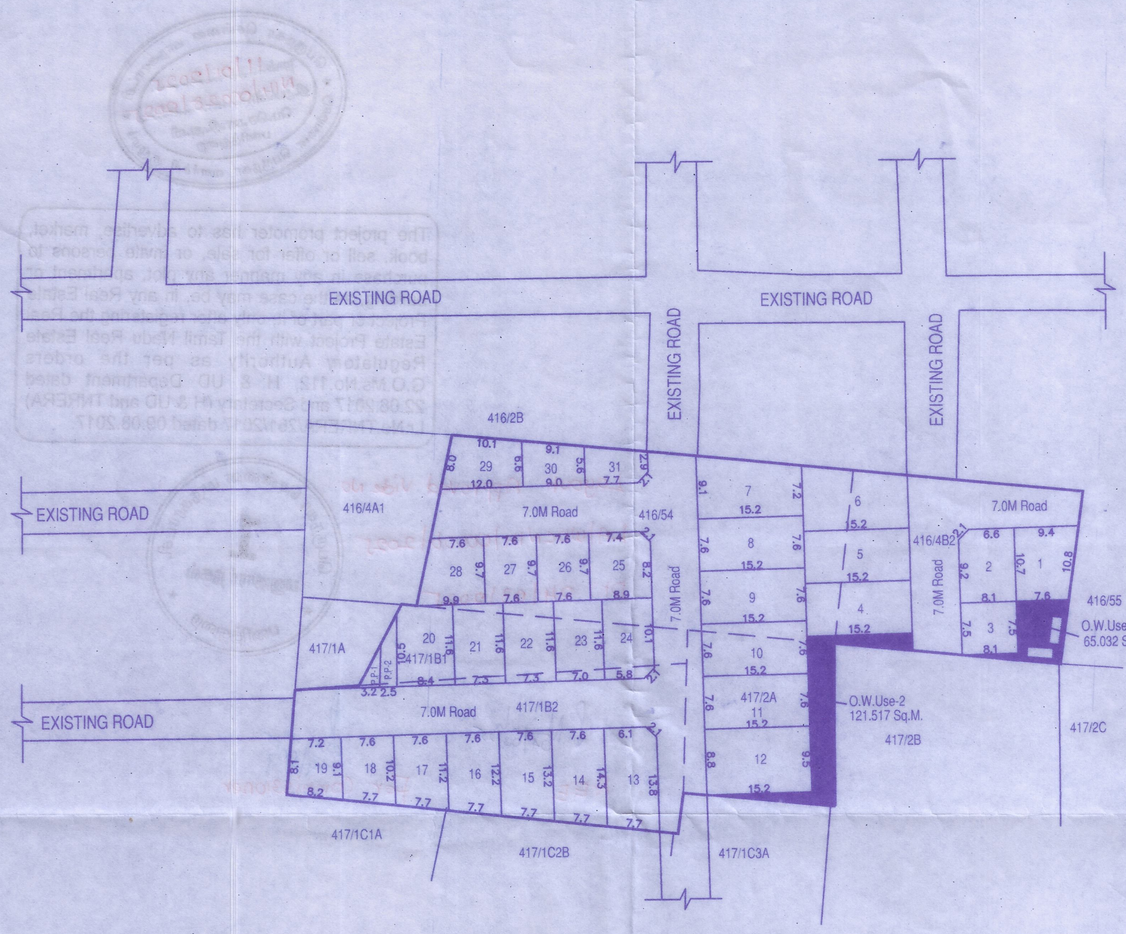
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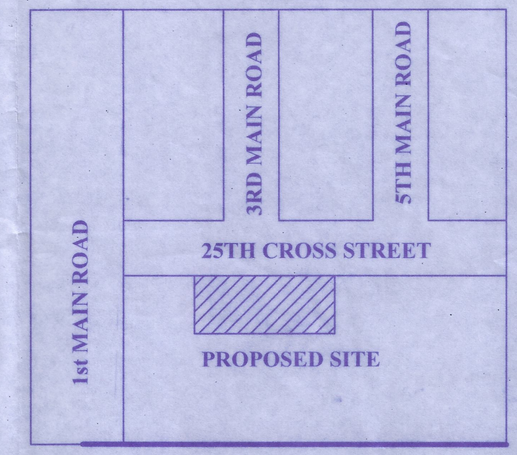
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PLAN SHOWING THE PROPOSED LAYOUT OF HOUSING SITE IN S.NO.416/54, 416/4B2, 417/1B1, 417/1B2 & 417/2AOF PALLIKARANAI VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT AND WITHIN GREATER CHENNAI CORPORATION LIMIT, ZONE–14, WARD–191.



TOTAL EXTENT		**: 4248.035 SQ.M**
ROAD AREA	**(29%)**	**: 1244.193 SQ.M**
PLOTTABLE AREA	**(71%)**	**: 3003.84 SQ.M**
1% PUBLIC PURPOSE REQUIRED		**: 30.038 SQ.M**
PUBLIC PURPOSE PROVIDED		**: 30.038 SQ.M**
PUBLIC PURPOSE AREA-1 : 15 SQ.M		
PUBLIC PURPOSE AREA-2 : 15 SQ.M		
TOTAL No.OF.PLOTS		**: 31.**
OWNERS USE - 1		**: 65.03 SQ.M**
OWNERS USE - 2		**: 121.5 SQ.M**

KEYPLAN



NOTE :

1. The Road Portion Earmarked has been Gifted to GCC Vide Gift Deed Document No.1348/2025 dated 20.01.2025
2. The Public Purpose Land for GCC has been Gifted to GCC Vide Gift Deed Document No.2067/2025 dated 19.02.2025.
3. Splay of 1.5m x 1.5m provided at the intersection of Road.
4. The Road Gifted Shall be Takeover as per the permission in The G.O (M.S) No.181, dated 09.12.2020 and G.O (M.S) No.141 dated 16.07.2022 Housing and Urban Development [UD4(1)] Department.

For IYRA DEVELOPERS PRIVATE LIMITED

Director

OWNER'S SIGNATURE

Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai - 600 086. Mobile: 9790958444

LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SD/WDCN/H/00028/2025
(மனைபிரிவு)

நாள் 04/03/2025 வார்டு 191

ஒப்பளிக்கப்பட்டது

04/03/25

உ.செ.பொ.

ஆணைபருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 11/01/2025.
தி.அ.எண் NH/00028/2025
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved Vide No

LA/WDCN/H/00006/2025

Dt: 04/03/2025

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

04/03/25

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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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