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FILE NO. LAYOUT-1 / 0269 / 2022

Dt : 13.12.2024.
Approved by Panchayat Union and forwarded to Sorancheri-A Village Panchayat for Final approval

உள்ளாட்சி மன்றப் படி

Commissioner
Poonamallee Panchayat Union
13.12.2024

SITE EXTENT	(AS PER PATTA)	= 7626 SQ.M
ROAD AREA		= 1951 SQ.M
PUBLIC PURPOSE PROVIDED		= 58 SQ.M
P.P. - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA 29.5SQ.M)		
P.P. - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA 29.0 SQ.M)		
NO.OF PLOTS		= 53 Nos

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO. 3150 / 2024, DATED: 05.03.2024 @ SRO, AVADI

CONDITIONS:

(i) TNCDBR-2019 RULE NO. 47 (8) IN G.O (Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.18, MAWS (M4) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(ii) TNCDBR-2019 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

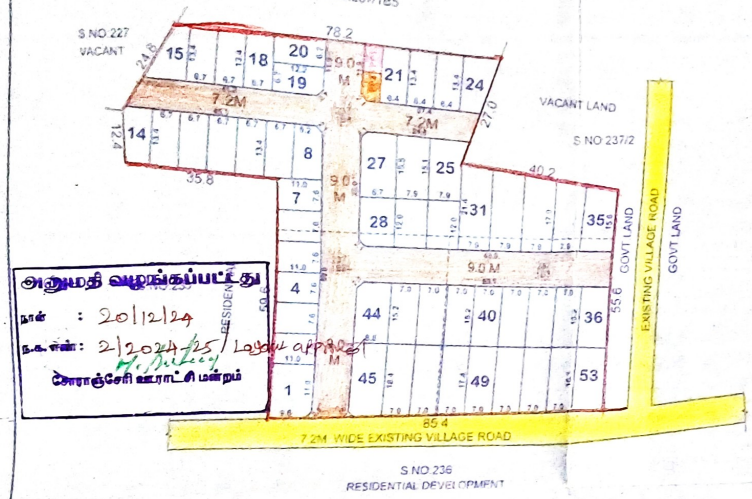
(iii) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

(iv) AS PER CSO MINUTES DATED 21.06.2023

THE PERSPECTIVE OWNERS IN THE SITE UNDER REFERENCE SHALL NOT CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS.

(v) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT.

LEGEND:
- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO LOCAL BODY - FOR TANGEDCO



அனுமதி வழங்கப்பட்டது
நாள் : 20/12/24
ந.க.எண் : 2/2024/25 / Layout approved
சோழஞ்சேரி ஊராட்சி மன்றம்

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WMP(MD) No.5948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For RAGHAVA FOUNDATIONS PRIVATE LIMITED
DIRECTOR
OWNER'S SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/00017
CMDA Registration No. RE/Gr-III/19/04/107
OR: SAI GREEN ASSOCIATES
238/5 Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 31746037, Mobile : 7299989915
LICENSED SURVEYOR

OFFICE USE

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

Planning Permit No. 15779 Dated: 12/03/2024
P.P.D L.O No: 57/2024
APPROVED
WIDE LETTER No.: Layout-1/0269/2022
DATED :
Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 237 / 1B2, 1B3, 1B4 OF AYALCHERI VILLAGE (AS PER SMP), SORANCHERI-A VILLAGE (AS PER PATTA).

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

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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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