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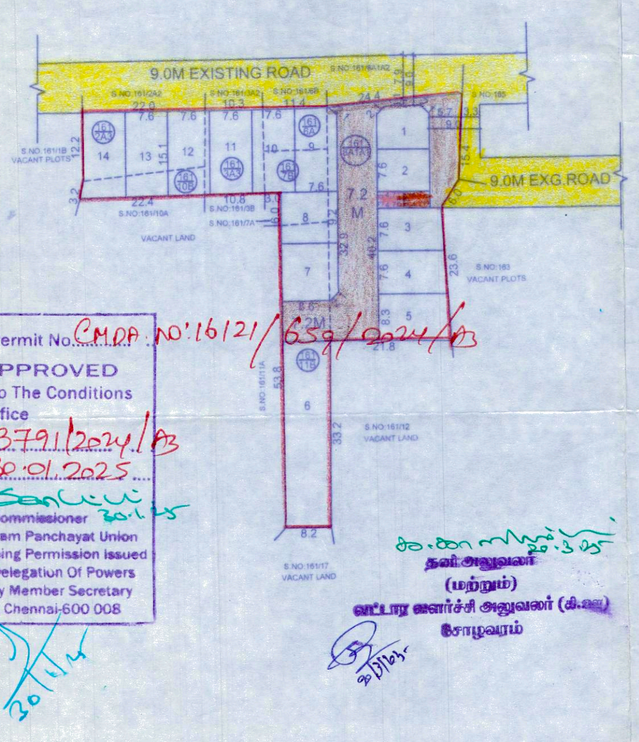
FILE NO :L1-0319/2024

உள்ளாட்சி மன்றப் படி

TOTAL EXTENT	:	2056 SQ.M
ROAD AREA	:	492 SQ.M
PUBLIC PURPOSE AREA (1%)	:	28 SQ.M
P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 14.0 SQ.M P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 14.0 SQ.M		
TOTAL NO.OF.PLOTS	:	14 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ROAD AREA - PUBLIC PURPOSE -1 (RESERVED FOR TANGEDCO) PUBLIC PURPOSE -2 — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.16690/2024, DATED: 28.12.2024, @ SRO REDHILLS.



CONDITIONS :

(I) 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.

(II) 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
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY(FOR TANGEDCO)

Planing Permit No. CMDA/NO:16121/659/2024/AB
APPROVED
Subject To The Conditions
In This Office
LR. No.: 3791/2024/AB
Dt. 30.01.2025
Commissioner 30.1.25
Sholavaram Panchayat Union
This Planning Permission issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA, Chennai-600 008

தனி அலுவலர் (மற்றும்)
வட்டார வளர்ச்சி அலுவலர் (வ.ஊ)
சோழவரம்

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

Er. V. MONISHA, B.E., M.B.A.,
Registered Engineer Grade-II
Registration No. RE/Gr-II/2022/06/204
Chennai Metropolitan Development Authority
Flat F01, Jains Ankush Prakas
No.11/6, Ranganathan Avenue, Kilpauk,
Chennai - 600 010, Mobile : 98406 89690
LICENSED SURVEYOR

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

Planning Permit No. 16121 Dated: 30.12.2024
P.P.D L.O No: 303/2024
APPROVED
VIDE LETTER No.: Layout -1/0319/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 161/2A3, 3A3, 6A, 7B, 8A1A1,10B,11B AT ANGADU VILLAGE.

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

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.

NRI & Investment Services

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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real estate journey

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