Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

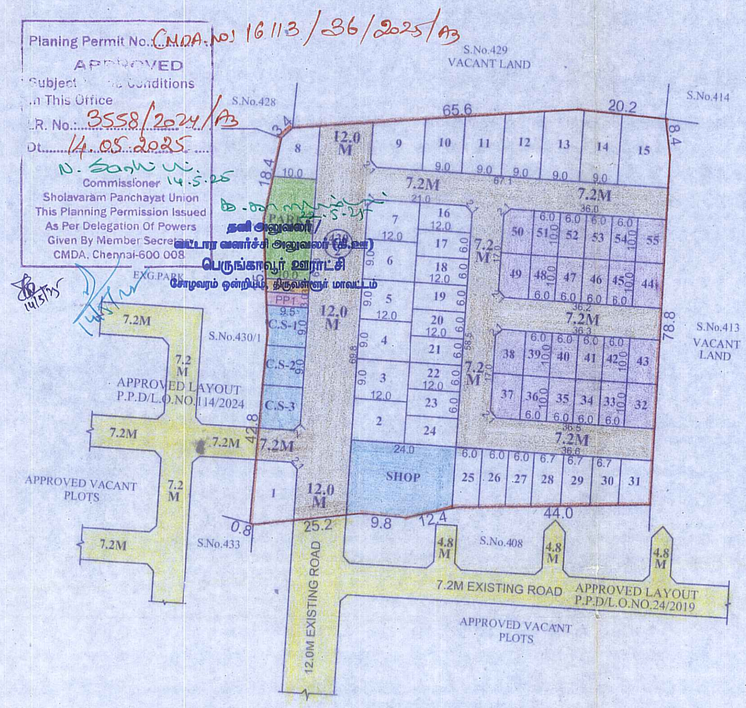
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

FILE NO.LAYOUT-1/ 187 / 2024



TOTAL EXTENT (AS PER PATTA)	:	**8000 SQ.M**
ROAD AREA	:	**2576 SQ.M**
PARK AREA	:	**246 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**59 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 29.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 30.0 SQ.M)		
REGULAR PLOTS (1 TO 31)	:	**31 Nos.**
E.W.S PLOTS (32 TO 55) (1506 SQ.M)	:	**24 Nos.**
TOTAL No.OF.PLOTS	:	**55 Nos.**
SHOP SITE	:	**1 No.**
CONVENIENT SHOP	:	**3 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.15668/2024, DATED: 06.12.2024, @ SRO REDHILLS.

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 (MA1) 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-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 BYTHE 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
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY(FOR TANGEDCO)
- EWS
- PARK GIFTED TO LOCAL BODY
- SHOP.CONVENIENT SHOP

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.

For SIVASANKAR REAL ASSETS PVT LTD

Director

OWNER'S SIGNATURE

Er. SRIVIKRAM .B
Civil Enginner & Licensed Surveyor Class-I
CMDA REG. No. RE/GR-I/19/03/010
No. 11, F-Block, 2nd Main Road,
Anna Nagar East, Chennai-600 102.
Ph: 044-45074444

LICENSED SURVEYOR

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

Planning Permit No. 16113 Dated: 24.12.2024
P.P.D L.O No: 295/2024
APPROVED
VIDE LETTER No.: Layout-1/187/2024
DATED :

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 430/2 OF PERUNGAVUR-2 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

Verified RealEstate™

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate