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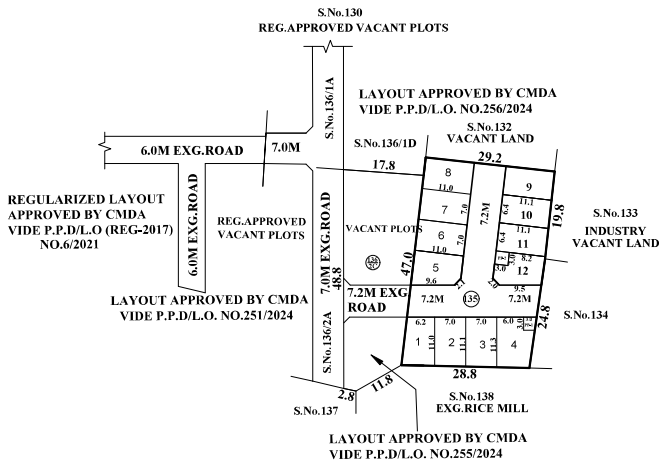
Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

FILE NO.LAYOUT-1/ 0364 /2024

TOTAL EXTENT (AS PER PATTA)	:	**1300 SQ.M**
ROAD AREA (31%)	:	**410 SQ.M**
PLOTTABLE AREA (69%)	:	**890 SQ.M**
1%PUBLIC PURPOSE REQUIRED	:	**9 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**17 SQ.M**
(PUBLIC PURPOSE AREA-1 : 8.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 9.0 SQ.M)		
REGULAR PLOTS (1 TO 8)	:	**8 Nos.**
E.W.S PLOTS (282 SQ.M) (9-12)	:	**4 Nos.**
TOTAL NO.OF.PLOTS	:	**12 Nos.**



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.16,MAWS (MA1) DEPARTMENT DATED: 31.1.2020 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 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(III)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.

(IV) 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
- PUBLIC PURPOSE-2
- EWS

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

PUZHAL PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NO: 135 OF VILANGADUPAKKAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified

Signature Not Verified
Digitally Signed by
Registered Engineer Grade II:
MONISHA.V
Sign Date: 01/30/2025 11:48:19 AM

Signature valid
Applicants (Owner / Developer / Power of Attorney)
Signed by : Village Panchayat President
Location: TN
Date:2025.08.19 19:38:24

QR CODE

ISO_A2_(594.00_x_420.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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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