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3/350/2 Mettukuppam,
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Official Property Record

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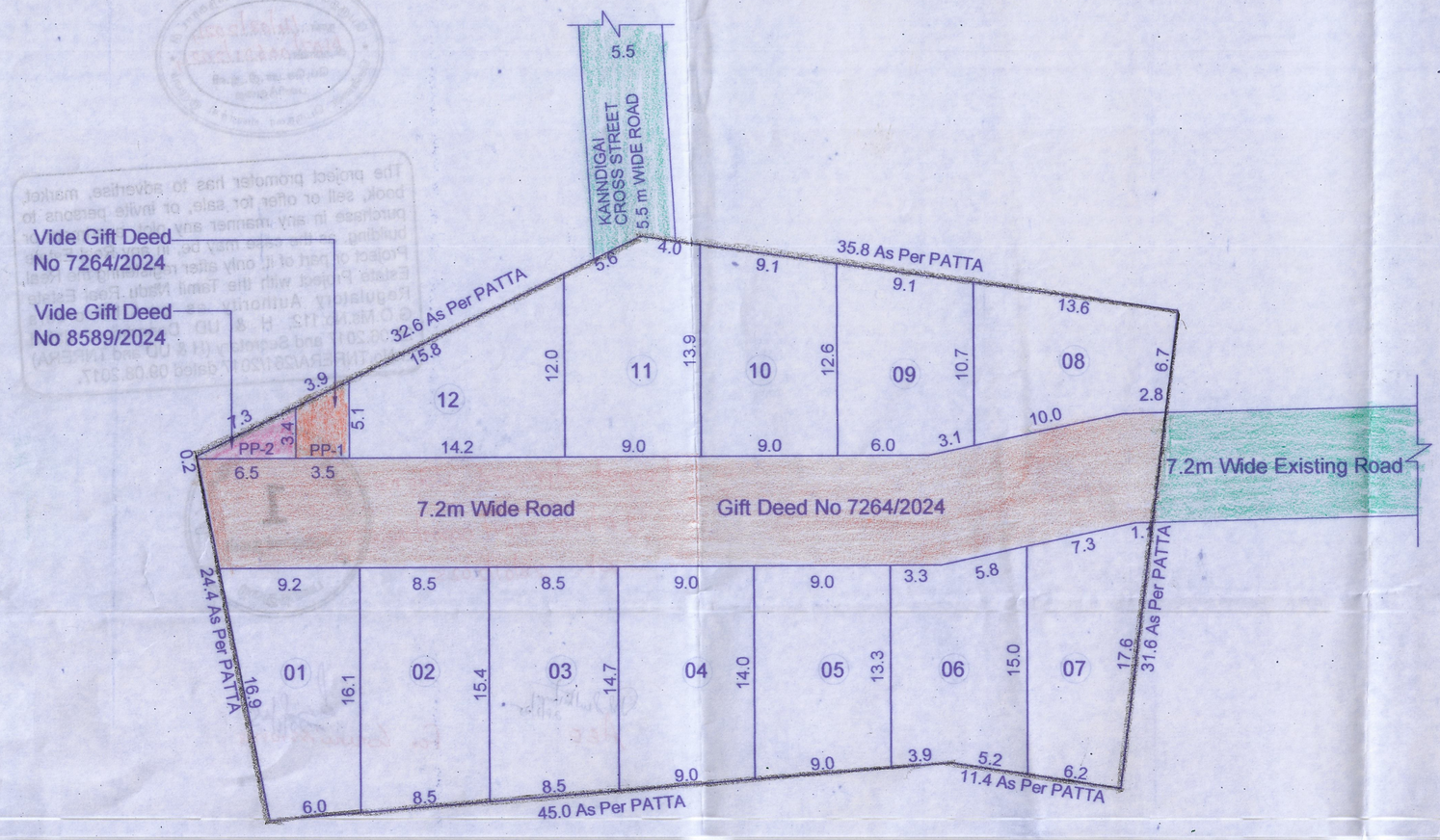


PLAN SHOWING THE PROPOSED TO LAYOUT AT PLOT NOS. 63A, 63B, 63C AND 63D, T.V.S.NAGAR, 2ND CROSS STREET,CHENNAI 600 076.

OLD SURVEY NOS NO. 441/1, PRESANT T.S.NO.108, BLOCK 25, KORATTUR WARD E,- KORATTUR VILLAGE, AMBATTUR TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION ZONE 7, DIVISION 083.

SCALE : 1:400 (1" = 33')

N



Plot No	Area in Sqm	Area in Sqft
1	124.58	1340.98
2	133.67	1438.82
3	127.86	1376.29
4	129.04	1388.99
5	122.52	1318.81
6	122.73	1321.07
7	117.59	1265.74
8	110.58	1190.28
9	103.84	1117.73
10	112.92	1215.47
11	117.93	1269.40
12	121.60	1308.91
Total	1444.86	15552.48

AREA DETAILS:

Plot Area (As Per Patta) : 1900.00 Sqm

Road Area (to be Gifted) : 428.50 Sqm
Plottable area : 1444.86 Sqm
Public Purpose : 15.00 Sqm

TANGEDCO : 11.64 Sqm

Note:

1) THE ROAD AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFT DEED NO: 7264/2024,DATED: 09/10/2024 AND PUBLIC PUPOSE LAND TO TANGEDCO VIDE GIFT DEED NO 8589 /2024, DATED 05/12/2024

2) THE MAINTENANCE AND TAKING OVER ROAD DRAIN AND STREET LIGHT SHALL AS SPECIFIED IN THE G.O (MS) NO.41, HOUSING AND URBAN DEVELOPMENT (UD4(1) DEPARTMENT DATED: 16/07/2022

REFERENCE:-

SITE BOUNDARY

EXG ROAD

LAYOUT ROAD

NO OF PLOTS ---------- 12 NOS

For COBBLESTONE

Partner

OWNER'S SINGNATURE

PRASANRAJ MADANRAJ JAIN
B.Arch., M.B.A., A.I.I.A., A.I.I.D., A.I.I.V.,
COA - CA/2010/47510
CMDA - RA/GR.I/19/03/066
GCC - RA101022019
VALUER - IIV/CAT-I/A-3021
E: prasan@darcd.com V: 9841466444

LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் ..SD/WDC/N07/00621/2024..
(மனைபிரிவு)

நாள்..28/01/2025.. வார்டு..083..

ஒப்பளிக்கப்பட்டது

உ.செ.பொ. 28/1/25

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள்..14/08/2024..
தி.அ.எண்..N07/00621/2024..
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/WDC/N07/00001/2025
dt: 28/01/2025

பெருநகர சென்னை மாநகராட்சி
1
மணலிதார் நகல்
பணித்துறை

28/1/25
AEE

For Commissioner



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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™

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

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