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

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Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

FILE NO : LAYOUT-1/0134/2024

TOTAL EXTENT (AS PER DOCUMENT)	:	1619 SQ.M
ROAD AREA	:	421 SQ.M
PUBLIC PURPOSE (1%)	:	14 SQ.M

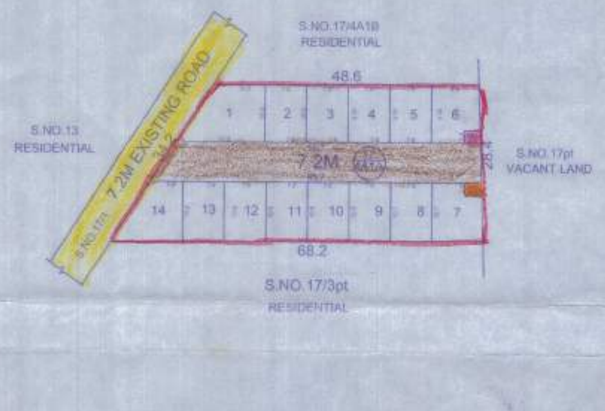
PP-1 HANDED OVER TO THE LOCALBODY 0.5% AREA : 7.0 SQ.M
PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 7.0 SQ.M

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
   PUBLIC PURPOSE -2 (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 18549/2024, DATED: 30.10.2024, @ SRO KUNDRATHUR.



CONDITIONS :

(I) TNCDBR 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 LOCALBODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCALBODY
- PUBLIC PURPOSE-2 GIFTED TO LOCALBODY (FOR TANGEDCO)

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

தடையில்லை அளிக்கப்படுகிறது
மனைபிரிவு / கட்டிடம்
தாசி ஆணை எண்: 255 / 18.8.97ன் உள்பட
நிபந்தனையில் வரும்படி இவ்வலுவலக உத்தரவு
எண்.மு.மு 16/24-25 நாள் 7/1/25ன்
வரும்படி நிபந்தனைகளுக்குட்பட்டு வரைபட
முறைகள் அளிக்கப்படுகிறது.

தலைவர்/ செயல் அலுவலர்
மௌலிவாக்கம் ஊராட்சி
சென்னை-600 125.

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

E. RAVIKUMAR, B.E.,
CMDA- RE/GR-II/2023/03/269
3/8 Natarajan Salai,
Thirumalai Nagar, Ramapuram,
Chennai - 600 089
Cell No: 9790970498
Email:ravikumarcivil94@gmail.com

LICENSED SURVEYOR

Planning Permit No. 15963 Dated: 09.11.2024

P.P.D
L.O No: 245/2024

APPROVED

VIDE LETTER No.: Layout-1/0134/2024
DATED

Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NO:17/4A1A, (OLD S.NO:17/4), MOULIVAKKAM 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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We're honored to be part of your
real estate journey

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