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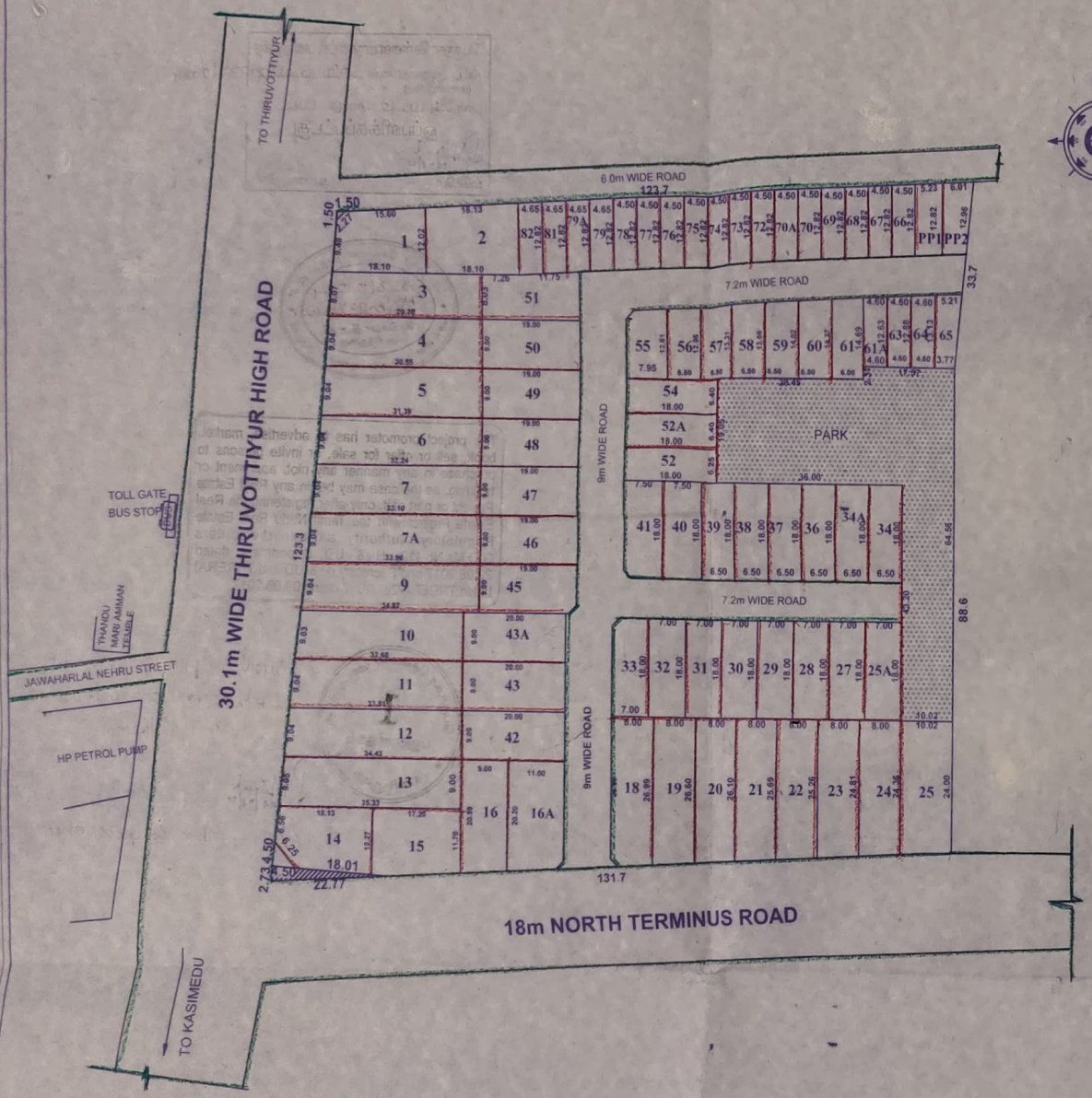
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™







TOTAL EXTENT (AS PER PATTA)	:	15008.00 Sq.M
ROAD AREA	:	1487.00 Sq.M
ROAD WIDENING AREA	:	30.00 Sq.M
10% OSR REQUIRED (PARK)	:	1349.00 Sq.M
10% OSR PROVIDED (PARK)	:	1350.00 Sq.M
1%PUBLIC PURPOSE REQUIRED	:	134.90 Sq.M
PUBLIC PURPOSE PROVIDED	:	135.50 Sq.M
(PUBLIC PURPOSE AREA-1 : 68.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 67.5 SQ.M)		
PLOTTABLE AREA	:	12005.50 Sq.M
10% EWS REQUIRED	:	1200.00 Sq.M
EWS PLOTS PROVIDED	:	1223.00 Sq.M
EWS PLOTS (62 TO 82)	:	20 Nos.
REGULAR PLOTS (1 TO 61)	:	62 Nos.
TOTAL No.OF PLOTS	:	82 Nos.

REF:

1. THE ROAD PORTION, ROAD WIDENING, OSR & PUBLIC PURPOSE PLOTS HAS BEEN GIFTED TO GCC VIDE DOC NO ; 1207 / 2025, DATE : 10/02/2025
2. SPLAY OF 1.5m X 1.5m AND 4.5m X 4.5m SHOWN AT THE INTERSECTION OF THE ROAD
3. THE ROADS SHALL BE TAKEN OVER AS PER THE PROVISION IN G.O (MS) NO.181, DATE : 09/12/2020 AND (MS) NO.141 DATE :16/07/2022 HOUSING & URBAN DEVELOPMENT DEPARTMENT

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2

SKETCH SHOWING THE PROPOSED HOUSE LAYOUT AT THIRUVOTTIYUR MAIN ROAD, NORTH TERMINUS ROAD,COMPRISED IN OLD S.NO. 169/1B1PT., 170/2APT. 2BPT., 173/2PT, AS PER PATTA T.S.NO. 15/1, BLOCK NO.15, WARD - J, OF THIRUVOTTIYUR VILLAGE, THIRUVOTTIYUR TALUK, CHENNAI DISRECT. GREATER CHENNAI CORPORATION, DIVISION NO.014, ZONE - 1

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

For SOUTH GATE CONSTRUCTIONS LLP

Partner

OWNER SIGNATURE:

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation / RE 304402019 Cl...
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai - 600 023.
Cell : 9884411734

REGISTERED ENGINER:

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDCN01/000937/2024
(முனைப்பிரிவு)

நாள் 24/02/2025 வார்டு 04

ஒப்பளிக்கப்பட்டது

24/02/25

உ.செ.பொ. ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 23/12/2024
தி.அ.எண் N01/000937/2024
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.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

Layout Approved vide no
LA/WDCN01/00004/2025
DE: 24/02/2025

24/02/25

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.

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.



empowering your real estate decisions with smart tools

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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