

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



SITE EXTENT (AS PER DOCUMENT)

: 2162 SQ.M

EXISTING ROAD AREA - 1250.45 SQ.M

HANDLED OVER TO THE CMDA VIDE

GIFT DEED DOCUMENT NO:-1892/2024

PROPOSED ROAD AREA

: 98 SQ.M

PARK AREA

: 142 SQ.M

PUBLIC PURPOSE AREA (1%)

: 31 Nos

PP-1 HANDLED OVER TO THE LOCAL BODY 0.5% AREA : 16 SQ.M

PP-2 HANDLED OVER TO THE TANGEDCO 0.5% AREA : 15 SQ.M

TOTAL NO. OF PLOTS

: 17 Nos

NOTE :

1. SPLAY - 1.5M X 1.5M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

3. ROAD AREA

PARK AREA

PUBLIC PURPOSE AREA - 1

PUBLIC PURPOSE AREA - 2

WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 16102/2024,
DATED:31.12.2024 @ SRO, SELAIYUR.

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

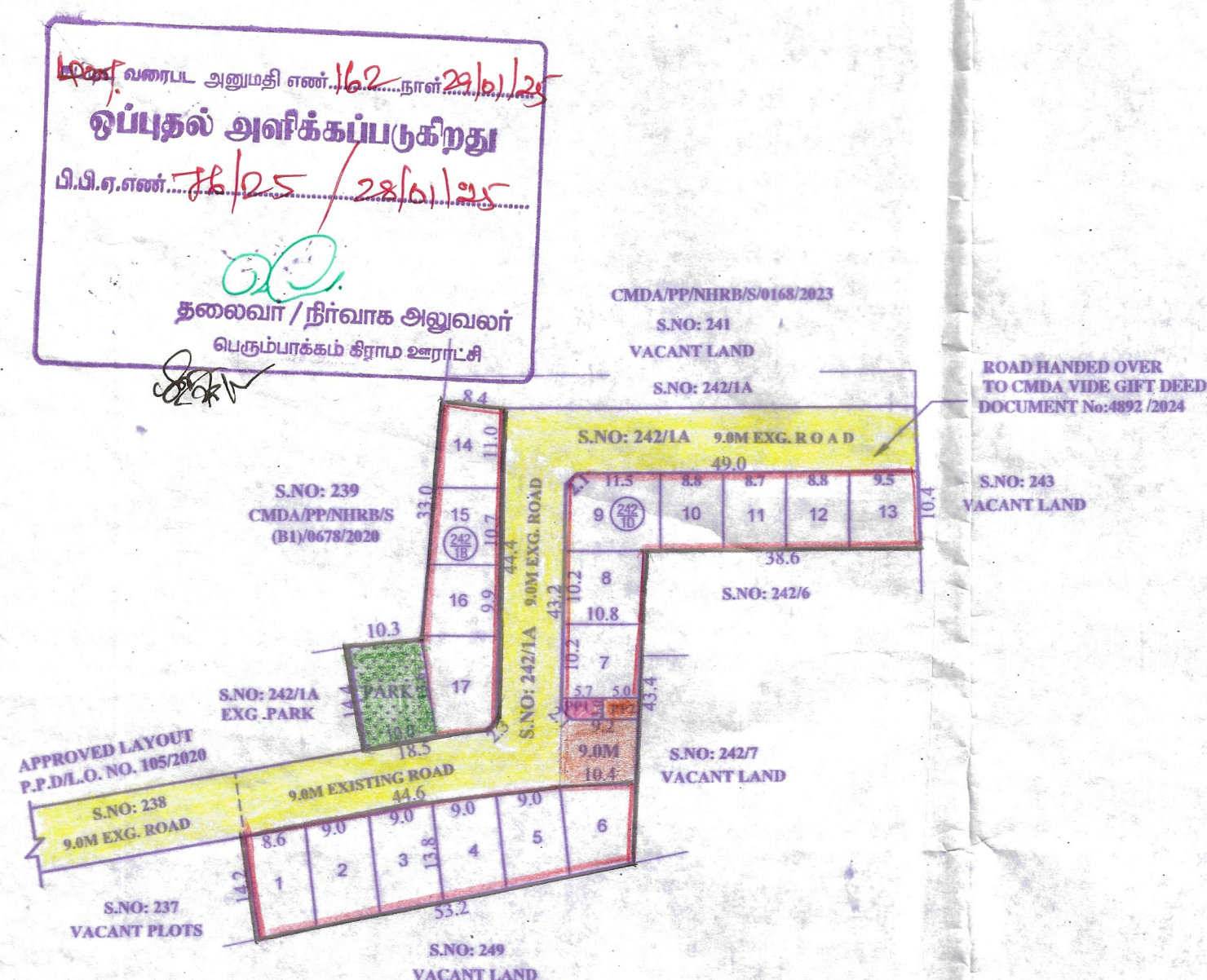
ROADS GIFTED TO LOCALBODY

EXISTING ROAD

PUBLIC PURPOSE - 1 GIFTED TO LOCALBODY

PUBLIC PURPOSE - 2 GIFTED TO LOCALBODY (FOR TANGEDCO)

PARK

This Planning Permission Issued under New Rule
TNCDBR, 2019 is subject to final outcome of the
W.P.(MD) No.6948 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.

For S R DEVELOPER

Proprietrix
OWNER'S SIGNATURE

M MEYAPPAN, A.I.I.A
COUNCIL OF ARCH REG. NO. CA/2019/117339
CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

LICENSED SURVEYOR



CONDITIONS:

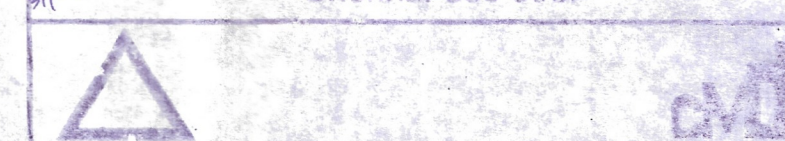
THE LAYOUT APPROVED IS VALID SUBJECT
TO OBTAINING SANCTION FROM THE LOCAL
BODY CONCERNED

Planning Permit No. 16127 Dated: 31.12.2024

P.P.D
L.O No: 309
2024

APPROVED

VIDE LETTER No. Layout-1/0179/2024
DATED

31/12/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.242/1B & 242/1D OF
PERUMBAKKAM 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 RealEstateTM

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