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

hello@verified.realestate

+91 9996 12 9996

Official Property Record

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1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
 PARK AREA
 PUBLIC PURPOSE AREA-1
 PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO)

WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.13785/2024, DATED:28.11.2024, @ SRO CHENNAI SOUTH JOINT T

(I)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.

(II)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 BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) 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

	SITE BOUNDARY
	ROAD GIFTED TO LOCAL BODY
	EXISTING ROAD
	PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
	PUBLIC PURPOSE - 2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
	EWS
	PARK GIFTED TO LOCAL BODY
	CONVENIENT SHOP

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

This Planning Permission issued under New Rule TNCDSR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For GP: *Real Estate*
② *Real Estate*
Designated Partner
For GP: *brick constructions LLP*
② *Crashalashmi*
Designated Partner

M. VIJAY BASKAR, B. Arch.,
Registered Architect
Council of Architecture/CA/2006/37949
Flat No.1, Ground Floor, No.214,
Kuppasamy Street, Golden George Nagar,
Mogappair East, Chennai - 600 107.
Phone 99411 18314

LICENSED SURVEYOR

Planning Permit No. 16101 Dated: 18.12.2022

P.P.D
L.O No: 283
2024

APPROVED

VIDE LETTER No. Layout - 1 / 0062 / 2022

DATED

M. Sathish

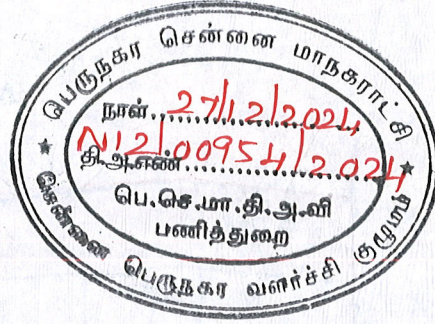
Jeyasoon

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

LAYOUT OF HOUSE SITES IN S.Nos:382/1,2,3, 383, 384/1,2, 385, 386 & 387 OF MANAPAKKAM VILLAGE.

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் ...**SDIWDRC N12/00 954/2024**...
(மனைபிரிவு)
நாள்...**28/02/2025**... வார்டு...**157**...
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. **ஆணையருக்காக**



Layout Approved vide no
LAIWDC N12/00005
dt: 28/02/2025

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.



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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



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

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