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

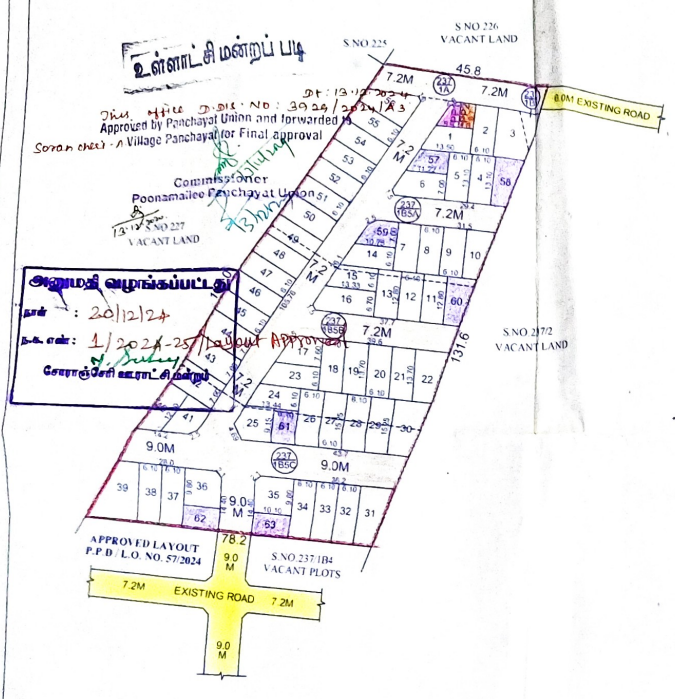
hello@verified.realestate

+91 9996 12 9996

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Official Property Record





TOTAL EXTENT (AS PER PATT)	: 7924 SQ.M
ROAD AREA	: 2459 SQ.M
PUBLIC PURPOSE AREA (1%)	: 55 SQ.M
(P.P-1 HANDLED OVER TO THE LOCAL BODY 0.5% AREA - 28.0 SQ.M)	
(P.P-2 HANDLED OVER TO THE TANGEDCO 0.5% AREA - 27.0 SQ.M)	
REGULAR PLOTS (1 TO 56)	: 56 Nos.
E.W.S PLOTS (452 SQ.M) (57 TO 63)	: 7 Nos.
TOTAL NO. OF PLOTS	: 63 Nos.

NOTE
1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

ROAD AREA	WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFTED DOCUMENT NO. 1342/2024, DATED: 06.11.2024 @ SRO AVADI
PUBLIC PURPOSE AREA - 1	
PUBLIC PURPOSE AREA - 2	

CONDITIONS
(I) TNCDBR-2019, RULE NO. 47 (9) IN G.O.Ms No. 18/MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms No. 16/MAWS (MA) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No. 41, DATED 31.01.2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS. AFTER A PERIOD OF THREE YEARS IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.
(II) 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
(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE
(IV) 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 LOCAL BODY
 - EXISTING ROAD
 - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 - PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
 - EWS

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

POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos. 237/1A, 1B1, 1B5A, 1B5B & 237/1B5C OF
AYALCHERI VILLAGE (SORANCHERI-A VILLAGE AS PER PATT)

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No. 8546 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For SRI VARI ENTERPRISES
Proprietor
BEST HOMES
Partner's / Authorized Signatory
OWNER'S SIGNATURE
S. SAKTHI GANESH B. Arch
Architect / CA/2021/133707
No 92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambatur,
Chennai - 53, Ph: 9080397149
LICENSED SURVEYOR

Planning Permit No. 15992 Dated: 28/11/2024
P.P.D L.O No: 274 2024
APPROVED
VIDE LETTER No.: Layout-1/0199/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 098.

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

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