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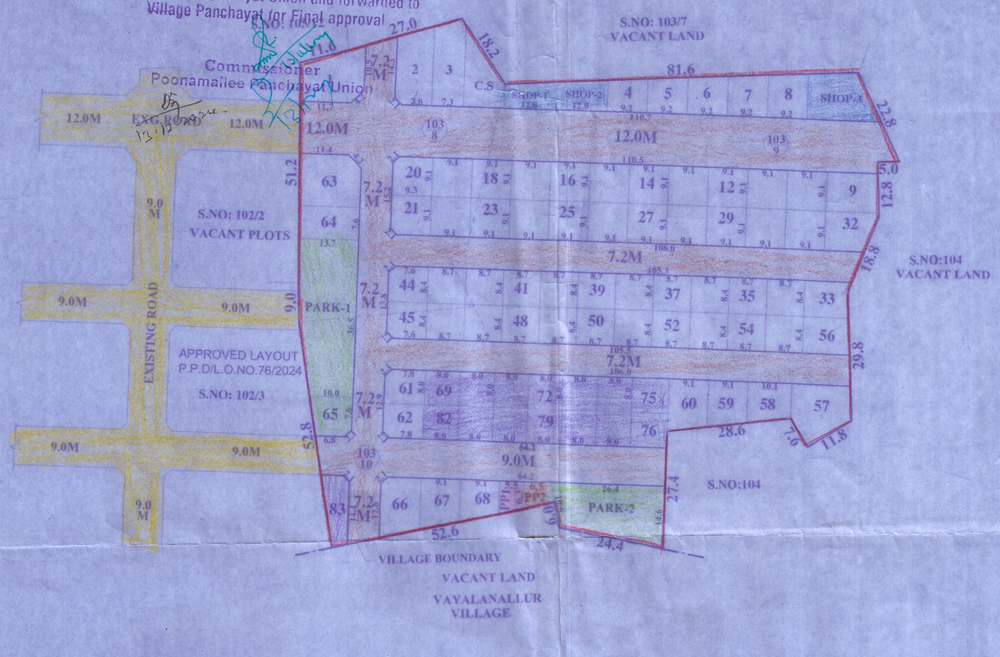
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Official Property Record



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FILE NO.L1/ 206/2024



SITE EXTENT (AS PER DOCUMENT)	:	12181 SQ.M
ROAD AREA	:	4605 SQ.M
PARK AREA	:	769 SQ.M
(PARK AREA-1 : 458.0 SQ.M)		
(PARK AREA-2 : 311.0 SQ.M)		
PUBLIC PURPOSE AREA (1%)	:	82 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 41 SQ.M)		
(P.P-2 HANDD OVER TO THE TANGEDCO 0.5% AREA : 41.0 SQ.M)		
REGULAR PLOTS (1 TO 68)	:	68 Nos
EWS PLOTS (69 TO 83) (979 SQ.M)	:	15 Nos
TOTAL NO. OF PLOTS	:	83 Nos
SHOP SITE	:	3 Nos
CONVENIENT SHOP SITE	:	1 No.

NOTE:

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 HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.14983/2024, DATED: DATED: 21.10.2024, @ SRO AVADI.

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 (MA1) 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-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 BYTHE 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

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)
- PARK GIFTED TO LOCAL BODY
- EWS
- SHOP SITE & CONVENIENCE SHOP

This office D.D.I.S No: 2713/2024/A3 Dt: 13.12.2024.
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

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 SIGNATURE

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-II
(CMDA REGD. No. RE/GR-II/2023/04/271)
No. 15, WEST KOOVAM RIVER ROAD,
CHINTADRIPET, CHENNAI-600 002.
Mob: 97909 73900

LICENSED SURVEYOR

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

Planning Permit No. 15954 Dated: 28.10.2024
P.P.D L.O No: 236/2024
APPROVED
VIDE LETTER No.: Layout-1/0206/2024
DATED
Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

அனுமதி வழங்கப்பட்டது
நாள் : 27/12/24
ந.க.எண் : 3/2024-25/Layout 3/24-25
செயல்அலுவலர்

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 103/8, 9 & 10 OF SORANCHERI -A VILLAGE.

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

Our services go beyond

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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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