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3/350/2 Mettukuppam,
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Official Property Record



From

19/07/2024

MP Developers,

Plot no 3, Tannery Street,

Somasundaram nagar,

Pallavaram, Chennai-600043.

To,

Tamilnadu Real Estate Regulatory Authority(TNRERA)

No.1-A, Gandhi Irwin Bridge road,

Egmore, Chennai – 600 008.

Sub: Clarification of Layout ownership and details of plots at S.no 509/1C1G1C & 509/1C1G1A of Kundrathur 'B' Village.

The CMDA Layout consist of 20Plots, Out of which the Land Owner (Mr.Dhanapal and Mrs.Kanchana Dhanapal) has given POA in favour of MP Developers for Plot no 1 to 19 having an extent of **36,838 Sq.ft (3422.30Sq.m)**. Land owner holdbacks Plot no 20 alone for their own use.

MP Developers has applied and received Building approval for 19Blocks only and have applied for Building RERA - Group Housing Development of Residential Building with 19 Blocks only.

Attaching herewith the Layout approval copy for your reference.

For MP DEVELOPERS



Partner

TOTAL EXTENT (AS PER DOCUMENT)	:	4994 SQ.M
ROAD AREA	:	193 SQ.M
PUBLIC PURPOSE PROVIDED	:	50 SQ.M
(P-P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 24.0 SQ.M)		
(P-P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 26.0 SQ.M)		
NO.OF PLOTS	:	20 Nos.

1. **PLAY-1.5MX1.5M**

2. **MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION**

3. **ROAD AREA**

PUBLIC PURPOSE AREA-1

PUBLIC PURPOSE AREA-2

(RESERVED FOR TANGCO)

WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.23792/2023, DATED: 28.11.2023, @ SIRO KUDRATHUR .

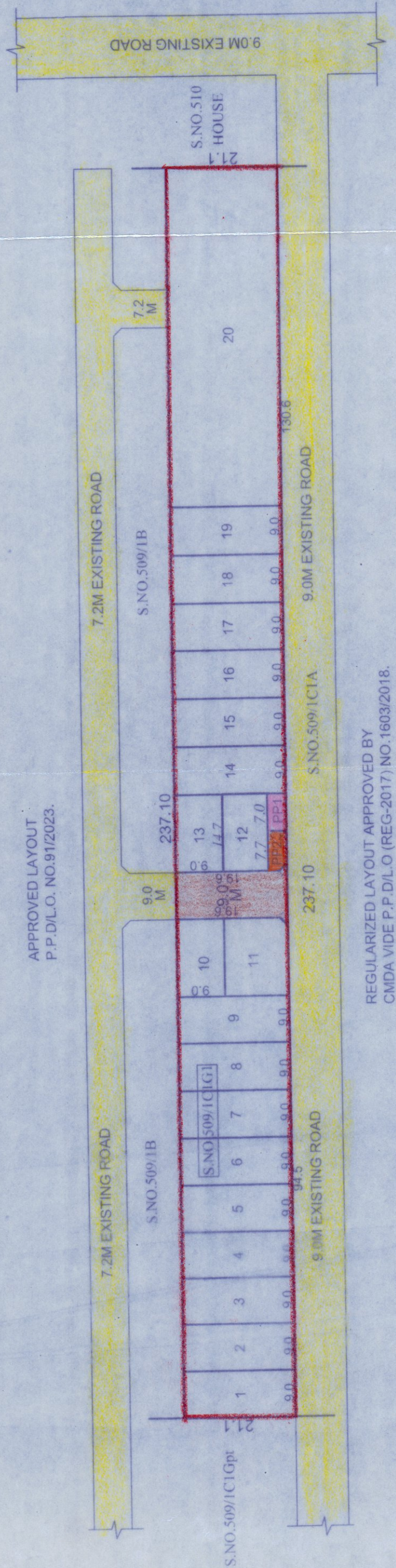
(I) TNCDBR-2019, RULE NO: 47 (II)

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.

SITE BOUNDARY
ROADS GIFTED TO LOCAL BODY
EXISTING ROAD
PUBLIC PURPOSE-1 GIFTED TO L
PUBLIC PURPOSE-2 GIFTED TO L



REGULARIZED LAYOUT APPROVED BY
CMDA VIDE P.P.D/L.O (REG-2017) NO.1603/2018.

[illegible]

ஆணையாளர்
நகராட்சி

2150024
2006/5/1

O. Dis No. 4570/2023
 Dated. 03/5/2024
 APPROVED
 Subject to the conditions laid
 down in the proceedings enclosed

COMMISSIONER
Municipal Corporation
Chennai - 600 069

06/07/2024

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

CONDITIONS:
THE LAYOUT APPLIES TO OBTAINING A BODY CONCEPT

EKAMBARAM N
CMAA Regd. No. RE/R-III/2023050583
G.C.C. No. RE/307092022
No. 87, Sreevethsan's Enclave,
Rajani Nagar Main Road,
Kolathur, Chennai - 600 089.
Cell: 9171609007
Email: ekambaramnfeastings@gmail.com

LICENSED SURVEYOR

20/12/21
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

W

KUNDRATHUR MUNICIPALITY
LAYOUT OF HOUSE SITES IN S Nos:509/1C1G1 OF KUNDRATHUR 'B' 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

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