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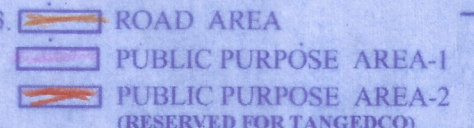
Official Property Record



FILE NO.LAYOUT-1/157/2024

TOTAL EXTENT (AS PER PATT) : 2850 SQ.M
ROAD AREA : 1028 SQ.M
PUBLIC PURPOSE AREA (1%) : 29 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 16.0 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 13.0 SQ.M)
NO.OF.PLOTS : 18 Nos.

NOTE:

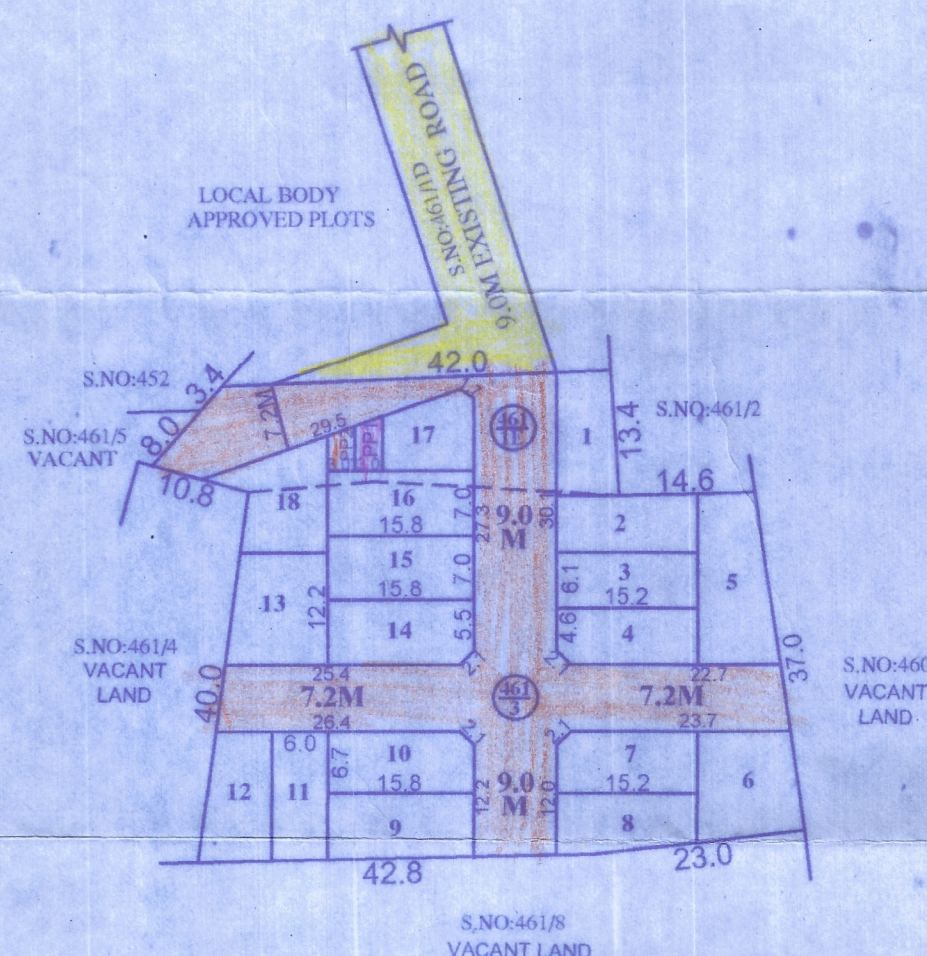
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 11681/2024, DATED: 14.08.2024, @ SRO AVADI

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 LOCAL BODY
-  EXISTING ROAD
-  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)



Approval Forwarded vide
Proc Rc.No. 2333/24/A3
date: 24/9/24

Commissioner
Panchayat Union Villivakkam
(at) Ambattur, Chennai-53.

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

VILLIVAKKAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.461/1E1,1E2 & 461/3 OF VELLANUR VILLAGE.

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

K. Gopal

OWNER'S SIGNATURE

Er. G. JAYASANKAR, M.Tech., (Struct.) M.Sc., (Valuation),
M.Sc., (Geo.), M.Sc., (P & M), M.L.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuer
Registered Engineer, Grade-I (RE)
Greater Chennai Corporation Reg. No. RE103742023
C.M.D.A. Reg. No. RE/GR-1/2022/10/396
Competent Person To Issue Stability Certificate For Factory Building & Public Buildings
M-36, First Floor, 10th Street, Anna Nagar East,
Chennai-600 102. Cell: 98400 21164,
E-Mail: jeyemassociates70@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15907 Dated: 30.08.2024
P.P.D. L.O. No: 189 2024

APPROVED
VIDE LETTER No.: Layout-1/157/2024
DATED

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

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

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real estate journey

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