Verified RealEstate™

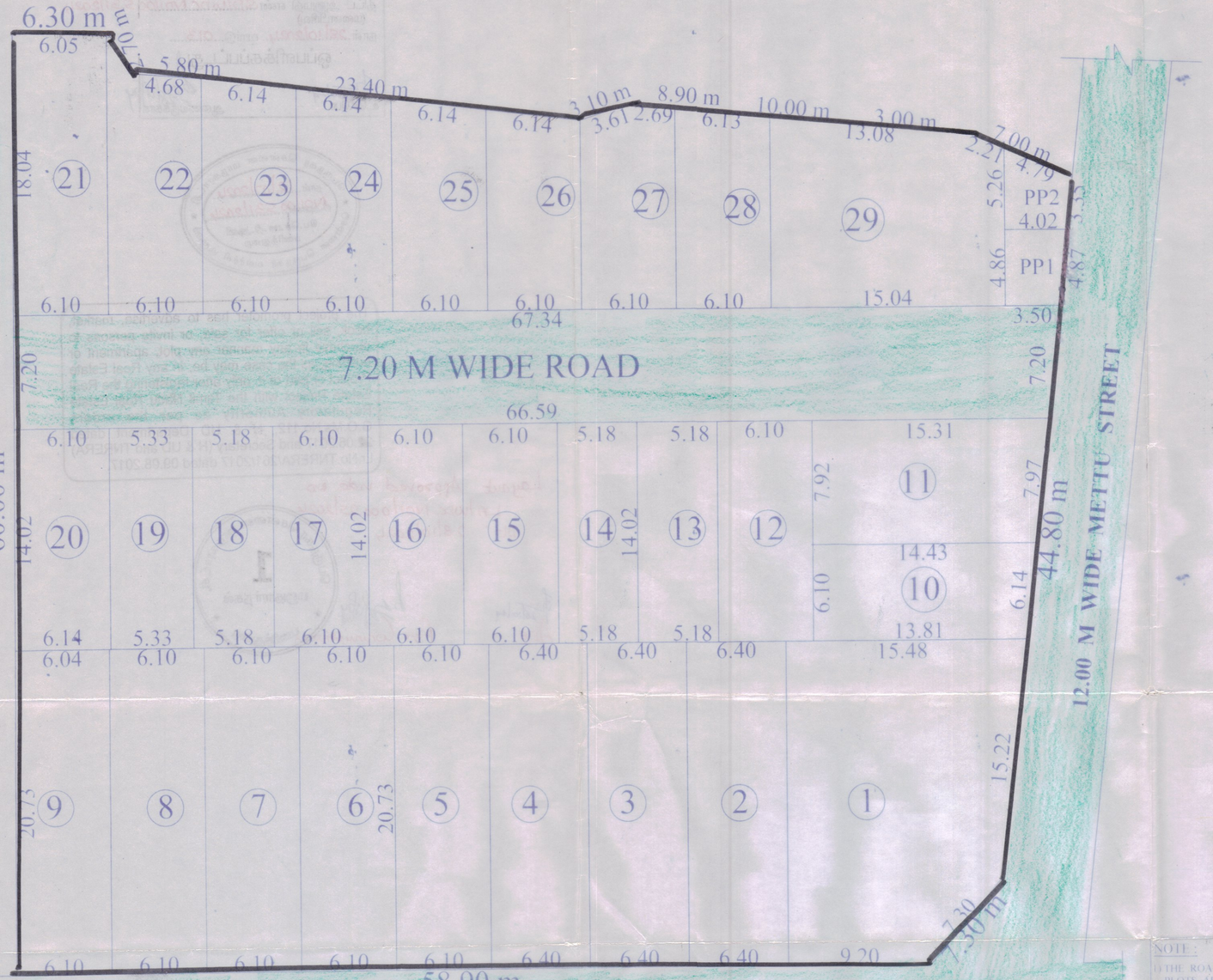
Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

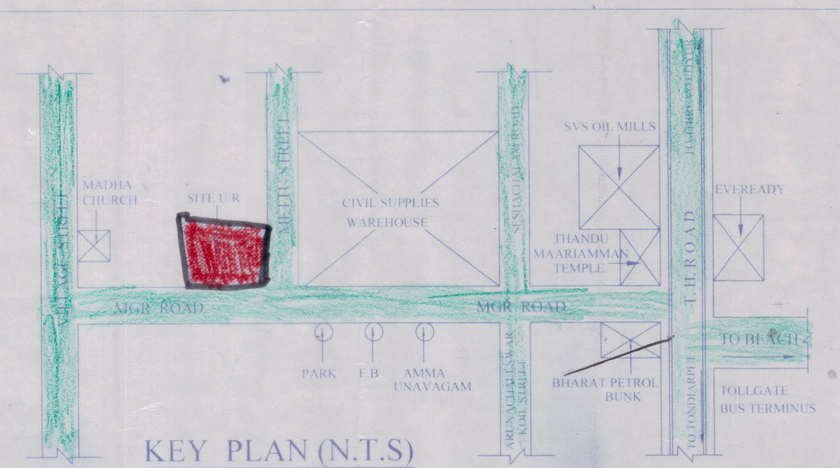
hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



PROPOSED LAYOUT PLAN



KEY PLAN (N.T.S)

AREA STATEMENT	
PLOT AREA (As Per Patta) - 3623.00 SQ.MT	
1	286.69
2	132.74
3	132.74
4	132.74
5	126.52
6	126.52
7	126.52
8	126.52
9	125.91
10	85.67
11	117.17
12	85.53
13	72.63
14	72.63
15	85.53
16	85.53
17	85.53
18	72.63
19	74.73
20	85.81
21	108.83
22	95.01
23	89.55
24	85.06
25	80.55
26	76.04
27	77.19
28	77.19
29	174.64
PUBIC PURPOSE 1 LAND FOR TNEB	18.22
PUBIC PURPOSE 2 LAND FOR G.C.C	18.22
PROPOSED ROAD AREA	482.21
TOTAL AREA	3623.00

NOTE :

1) THE ROAD PORTION AND PUBLIC PURPOSE PLOTS ARE GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFT DEED NO.7339/2024, DATED : 10.09.2024.

2) THE SPLAY OF 1.5M X 1.5M HAS BEEN PROVIDED AT THE INTERSECTION OF ROAD.

3) THE MAINTENANCE AND TAKING OVER THE ROAD, DRAIN, CULVERTS & STREET LIGHT SHALL BE DONE AS SPECIFIED IN THE G.O. (MS) NO.141, HOUSING AND URBAN DEVELOPMENT (UD4(1) DEPARTMENT DATED : 16/07/2022.

PLAN SHOWING THE PROPOSED LAYOUT PLOTS AT DOOR NO.19 /1, METTU STREET AND M.G. R. ROAD, SATHANGADU, CHENNAI - 600 019 IN COMPRISED IN OLD S.NO.203/PT, T.S.NO.85/1, BLOCK NO - 24, WARD - F OF SATHANGADU VILLAGE. GREATER CHENNAI CORPORATION, DIVISION - 13 , ZONE - 01.

COLOUR INDEX:

PROPOSED LAYOUT

PROPOSED ROAD

EXISTING ROAD

North

W E

S

SCALE : 1 : 200

ALL DIMENSIONS ARE IN METRE.

For.GM REROLLER

Proprietor

OWNER SIGNATURE

V. PUGAZHANTHI
Registered Engineer Grade - III (RE)
Greater Chennai Corporation
Regn. No. RE304922020
No. 10/A, Bendalmen Garden, 1st Lane,
Royapuram, Chennai-600 013.
Mail Id: vsdsyners@yahoo.co.in
Phone : 4356 6594 / Cell: 98401 14344

REGISTERED ENGINEER

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண்: SD/WDC/N01/00531/2024
(மனைபிரிவு)

நாள் 28/10/2024 வார்டு 013

ஒப்பளிக்கப்பட்டது

28/10/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 12/07/2024
தி.அ.எண் N01/00531/2024
பெ.செ.மா.தி.அவி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved vide No
LA/WDC/N01/00025/2024
Dt: 28/10/2024

28/10/24
AEE

For Commissioner

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

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 RealEstate™

Verified RealEstate™

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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate