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

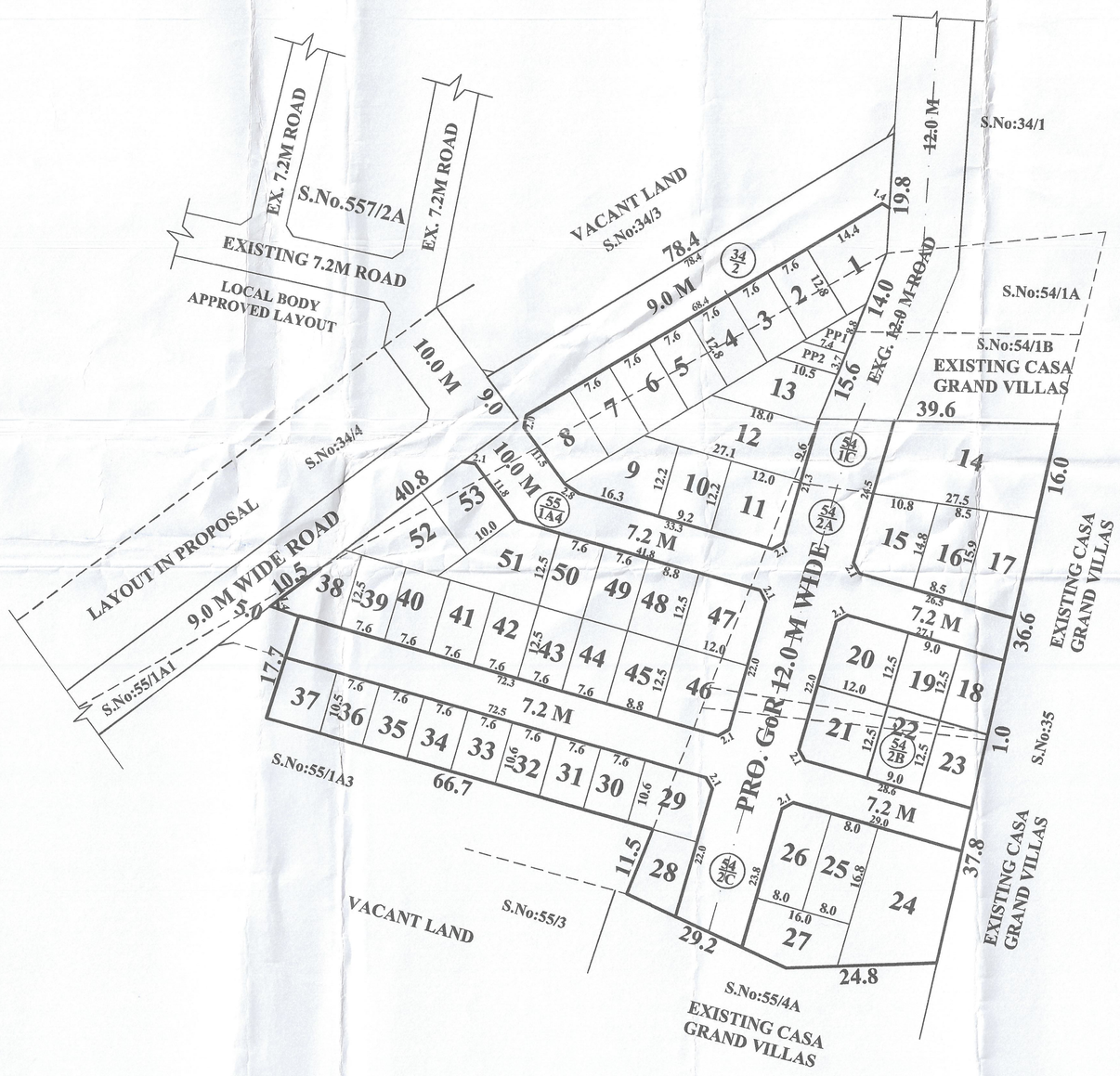
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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



FILE NO: LAYOUT-1 / 0352 / 2023



SITE EXTENT	(AS PER PATTA)	=	9414 SQ.M
ROAD AREA	(33%)	=	3126 SQ.M
PLOTTABLE AREA	(67%)	=	6288 SQ.M
10% OSR CHARGES TO BE COLLECTED		=	629 SQ.M
1% PUBLIC PURPOSE REQUIRED		=	63 SQ.M
PUBLIC PURPOSE PROVIDED		=	66 SQ.M

PUBLIC PURPOSE SITE - 1 = 33.0 SQ.M (RESERVED FOR LOCAL BODY)
PUBLIC PURPOSE SITE - 2 = 33.0 SQ.M (RESERVED FOR TANGEDCO)

NO.OF PLOTS = 53 Nos.

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண்: 34 நாள்: 5/2/2025
ஒப்புதல் அளிக்கப்படுகிறது
மா.பி.ஏ. எண்: 104 / 5.2.2025
தலைவர்
அகரம்தென் ஊராட்சி

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   — REFER TO FINAL LETTER

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41.DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(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 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.

◉ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1 (FOR LOCAL BODY)
- PUBLIC PURPOSE - 2 (FOR TANGEDCO)

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 34 / 2, 54 / 1C, 2A, 2B, 2C AND 55 / 1A4 OF VENGAMBAKKAM VILLAGE.

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

Applicants (Owner / Developer / Power of Attorney)

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.

Signature valid
Digitally Signed by:-
Registered Engineer Grade III:
S.SARAVANAN
Sign Date: 01/31/2025 7:44:04 PM

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Approved by:-
Assistant Planner V. Krishnan
Sign Date: 01/31/2025 8:07:47 PM
Letter No. : CMDA/PP/LA/ [illegible] /2023
Approval No. : OL+PPD/LO/ [illegible] /25
Approval Date : 31/01/2025 4:29:47 PM
Permit No. : OL+01545

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division,

QR CODE

ISO_A2_(594.00_x_420.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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

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