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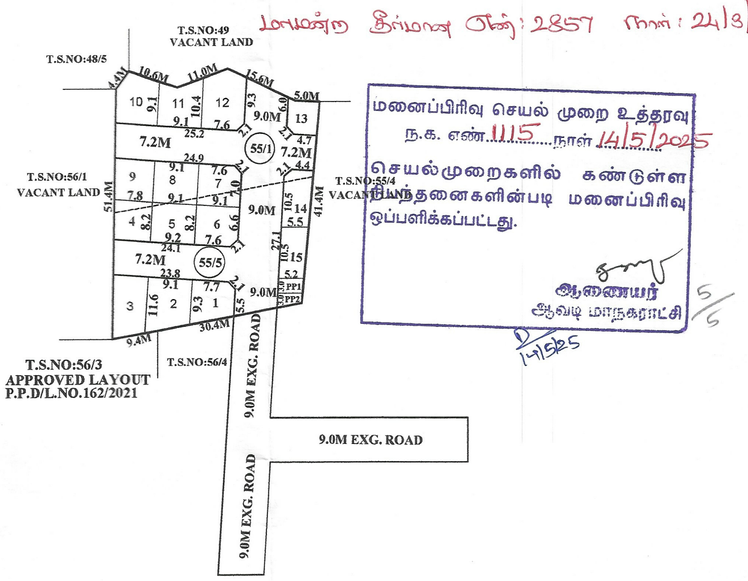
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record



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மாமன்ற தீர்மான எண்: 2857 நாள்: 24/3/2025

மனைப்பிரிவு செயல் முறை உத்தரவு
ந.க. எண் 1115 நாள் 14/5/2025
செயல்முறைகளில் கண்டுள்ள நிபந்தனைகளின்படி மனைப்பிரிவு ஒப்பளிக்கப்பட்டது.
ஆணையர்
ஆவடி மாநகராட்சி
5/5
D
14/5/25

FILE NO : LAYOUT-1/0270/2024

TOTAL EXTENT	(AS PER PATTA)	:	1967 SQ.M
ROAD AREA	(42%)	:	830 SQ.M
PLOTTABLE AREA	(58%)	:	1137 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	11 SQ.M
PUBLIC PURPOSE PROVIDED		:	29 SQ.M

PUBLIC PURPOSE AREA-1 : 16 SQ.M
PUBLIC PURPOSE AREA-2 : 13 SQ.M

REGULAR PLOTS (1 TO 12)		:	12 NOS
EWS PLOTS (13 TO 15) (167 SQ.M)		:	3 NOS
TOTAL NO.OF PLOTS		:	15 NOS

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA - 1
   PUBLIC PURPOSE AREA - 2
   TO REFER 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 (MA1) DEPARTMENT DATED: 31.1.2020 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 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 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.

(III)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.

(IV) 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
- PROPOSED ROADS
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- E.W.S

AVADI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.NO.55/1 & 55/5, (OLD S.No:459/1pt) BLOCK NO.84 WARD NO.I OF PARUTHIPATTU 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.8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by:-
Registered Engineer Grade I:
NIRESHBABU.G
Sign Date: 11/21/2024 9:01:56 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

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Approved by:-
Assistant Planner Nedumaran
Sign Date: 01/23/2025 2:40:04 PM
Letter No: CMDA/PPD/LO/0270/2024
Approval No: 01/LO/2025
Approval Date: 01/23/2025 2:40:07 PM
Permit No. : LO/01507

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

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