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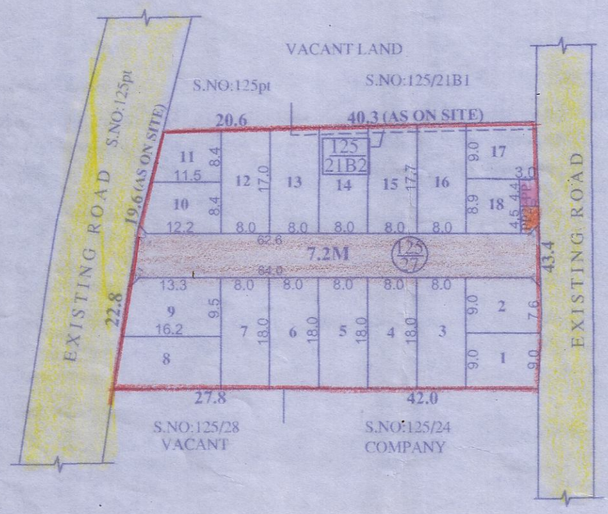
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திருவேற்காடு நகராட்சி

ந.க.எண். 4182/2024/F1 நாள். 09.11.2024

இத்துடன் இணைக்கப்பட்டுள்ள உரைபடம் நகராட்சி நிபந்தனைக்குட்பட்டு மனைப் பிரிவு அனுமதி வழங்கப்படுகிறது.

ஆணையாளர்

திருவேற்காடு நகராட்சி

9.11.24

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.

THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No.125/21B2 & 125/27 (OLD S.No.86pt) OF NOOMBAL VILLAGE.

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

FILE NO.LAYOUT-1/0019/2024

TOTAL EXTENT (AS PER PATTA & DOCUMENT)	:	**2800 SQ.M**
ROAD AREA	:	**479 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**25 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA	:	13.0 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA	:	12.0 SQ.M)
NO.OF.PLOTS	:	**18 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 11248/2024, DATED: 04.07.2024, @ SRO KUNDRATHUR.

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)

உள்ளாட்சி மன்றப் படி

For Pars Engineering India Pvt. Ltd.

Managing Director

OWNER'S SIGNATURE

THIRUMALA PLANNERS
A. ARUNACHALAM, D.C.E
REGISTERED ENGINEER. GR.III
CMDA NO RE/GRIII/19/06/243 GCC RE NO 301992019
Door 5/2 Kalihgar Karunanithi Road
Kaveri Ranganagar Saligramam. Ch 93.
Cell No: 9080470532, 9341255777
Email : thirumalaplanners@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15868 Dated: 15/07/2024

P.P.D
L.O No: 151/2024.

APPROVED

VIDE LETTER No.: Layout-1/0019/2024.

DATED :

16/7/24

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

CMDA

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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Chennai, India

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