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

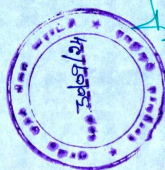
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Official Property Record

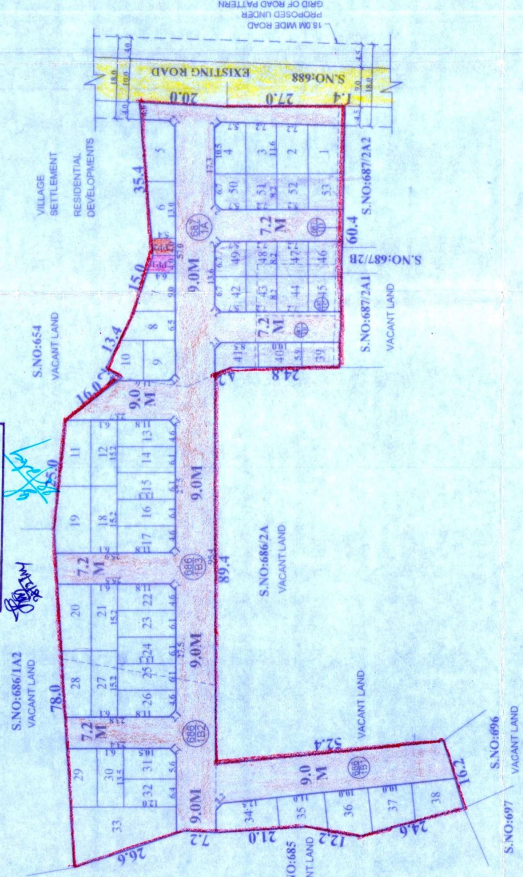
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Planning Permit No. CMDB no: 15739/1579/2024/1B3
APPROVED
Subject To The Conditions
In This Office
LR No. 122/1579/1B3
Dt. 28.02.2024
For Member Secretary
CMDA, Chennai-600 008.

சென்னை
மேம்பாட்டு
அதிகாரம்
சென்னை-600 008



SITE EXTENT (AS PER PATTI) : 7250 SQ.M
ROAD AREA : 3115 SQ.M
PUBLIC PURPOSE PROVIDED (1%) : 44 SQ.M
PP HANDED OVER TO THE LOCAL BODY (85%) - 214.85 M
PP HANDED OVER TO THE TANGEDCO (85%) - 214.85 M
EWS PROVIDED : 890 SQ.M
REGULAR PLOTS (1 TO 38) : 38 Nos
EWS PLOTS (39 TO 53) (890 SQ.M) : 15 Nos
TOTAL NO. OF PLOTS : 53 Nos

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA : PUBLIC PURPOSE-1 WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
PUBLIC PURPOSE-2 DOC. NO. 229/2024 DATED 12.01.2024 @ SRO, PONNERI.
(RESERVED FOR TANGEDCO)

CONDITIONS:

- (I) TNCDR-2019 RULE NO. 47 (D) IN G.O.(Ms) No. 18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.(Ms) No. 16, MAWS (MA) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No. 41 DATED 31.01.2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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.
- (II) TNCDR-2019 RULE NO. 47 (II)
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.
- (IV) 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
- EWS
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

CONDITION'S:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

OWNER SIGNATURE
[Signature]

LICENSED SURVEYOR
[Signature]
THE TAMIL NADU PLANNING & ARCHITECTURE ACT, 1963
REGISTERED ENGINEER, CIVIL
No. 122/1579/1B3
Date: 28.02.2024
Cell No: 9840174322, 9841235777
Email: thetamilnaduplanning@gmail.com

Planning Permit No. 15739 Dated: 21/01/2024
P.P.D L.O No: 17
APPROVED
VIDE LETTER No: Layout-1/0299/2023
DATED

SHOLAVARAM PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 686/1B1, 1B2 & 1B3 AND 687/1A, 1B, 1C & 1D OF NAYAR-II VILLAGE.
SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

[Signature]
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.





our services doesn't just end there



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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
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Chennai, India

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