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3/350/2 Mettukuppam,
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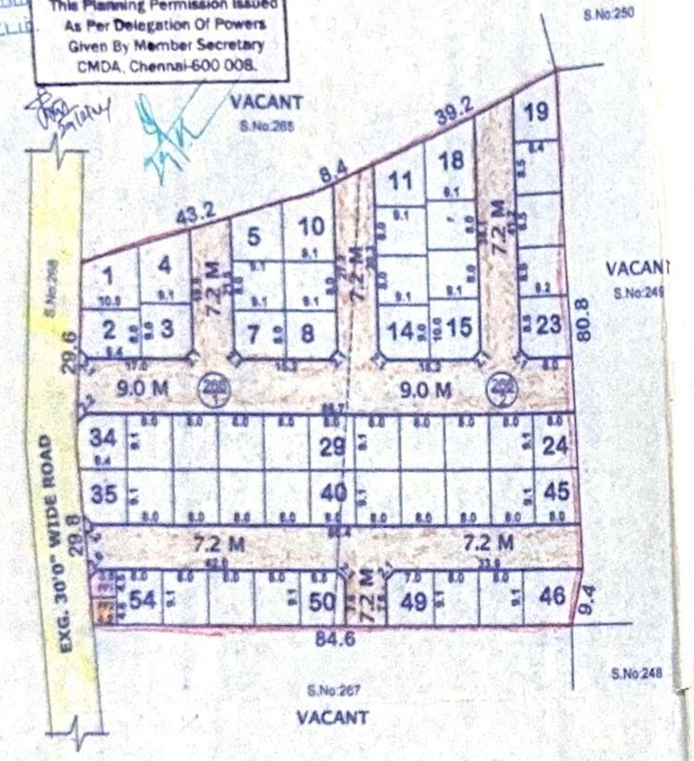


FILE NO: LAYOUT-1 / 0145 / 2023

Planing Permit No: CMDA No: 15720/590/2024/B3

APPROVED
Subject To The Conditions
In This Office
LR. No: 3032/2023/A3
Dt: 29.02.2024

Commissioner
Sholavaram Panchayat Union
This Planning Permission Issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA, Chennai-600 008.



SITE EXTENT	(AS PER PATTA)	= 6300 SQ.M
ROAD AREA		= 2185 SQ.M
PUBLIC PURPOSE PROVIDED		= 41 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 20.5 SQ.M)		
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 20.5 SQ.M)		
NO.OF PLOTS		= 54 Nos.

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)
   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 16248 / 2023, DATED: 31.10.2023 @ SRO. REDHILLS

CONDITIONS:

(I) 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.

(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.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO

1, 2,

OWNER'S SIGNATURE

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

This Planning Permission Issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

S.R. VISHVA VIJAY
CONSULTING ENGINEER
Registered Architect CMDA No. RA/Gr.II/19/06/019
No. 8/403, East Avenue Road, Muthamizh Nagar,
Chennai-600 118. Cell: 98404 44682
E-mail: cmdaplan@gmail.com

LICENSED SURVEYOR

Planning Permit No. 15720 Dated: 27/12/2023
P.P.D / L.O No: 301 / 2023
APPROVED
VIDE LETTER No.: Layout-1/0145/2023
DATED :
27/12/23
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

SHOLAVARAM PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.No: 266 / 1, 2 OF PERUNGAVUR VILLAGE.

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



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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