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

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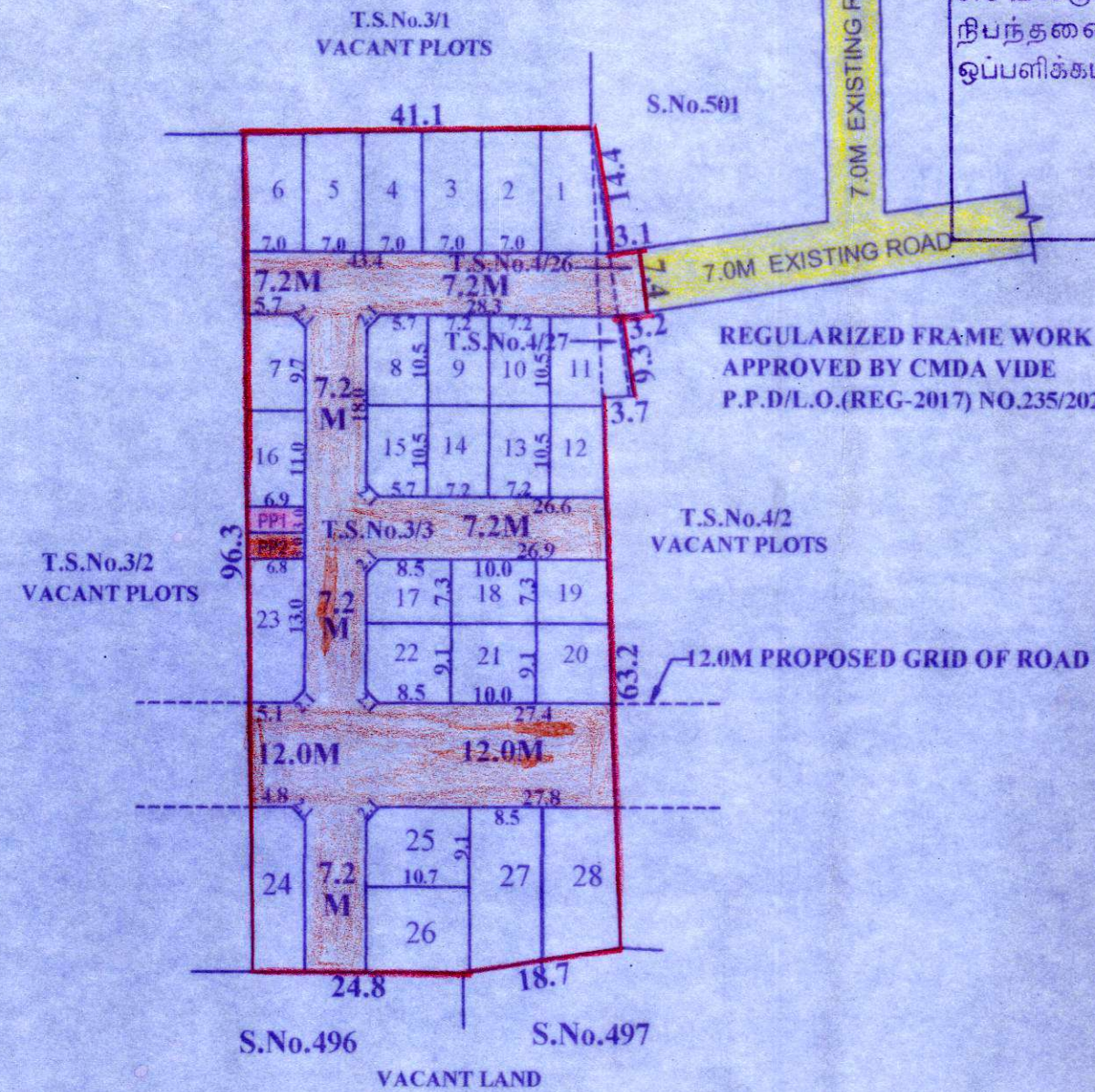
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Official Property Record



உள்ளடக்கம்

மாண்புமிகு திட்டமிடல்
எண்:- 2616, நாள்:- 09/01/2025மனைப்பிரிவு செயல் முறை உத்தரவு
ந.ச. எண் 10279 நாள் 22/01/2025
செயல்முறைகளில் கண்டுள்ள
நிபந்தனைகளின்படி மனைப்பிரிவு
ஒப்பளிக்கப்பட்டது.ஆலோசனை
ஆவடி மாநகராட்சி
15
22/1/2025

SITE EXTENT (AS PER DOCUMENT)

: 4128 SQ.M

ROAD AREA

: 1523 SQ.M

PUBLIC PURPOSE AREA (1%)

: 41 SQ.M

P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 21.0 SQ.M

P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 20.0 SQ.M

NO.OF.PLOTS

: 28 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

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.15760/2024, DATED:05.11.2024, @ SRO AVADI.

CONDITIONS:

(I) TNCD BR-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.

(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)

CONDITIONS:

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

For EMPIRE ESTATES

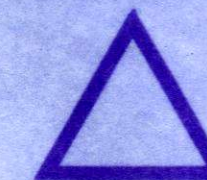
T. Im

Partner

OWNER'S SIGNATURE

This Planning Permission Issued under New Rule
TNCD BR, 2019 is subject to final outcome of the
W.P.(MD) No.8948 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.E. PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No: RE/GR-II/2022/03/194
No. 6/36B, Budhar Street,
East Tambaram, Chennai - 600 059.
Contact No: 9043049950
Email ID: prakashsrini1995@gmail.com

LICENSED SURVEYOR



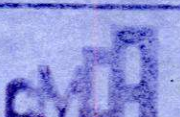
Planning Permit No. 15978 Dated: 19.11.2024

P.P.D
L.O No: 260
2024

APPROVED

VIDE LETTER No.: Layout -1/0194/2024
DATED :

J. Jeyamma

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 003.

AVADI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.No. 3/3, 4/26 & 4/27 (Old S.Nos.502/4pt & 501/1Apt, 501/2pt)
WARD-I, BLOCK No.85 OF PARUTHIPATTU VILLAGE.

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

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.



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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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