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

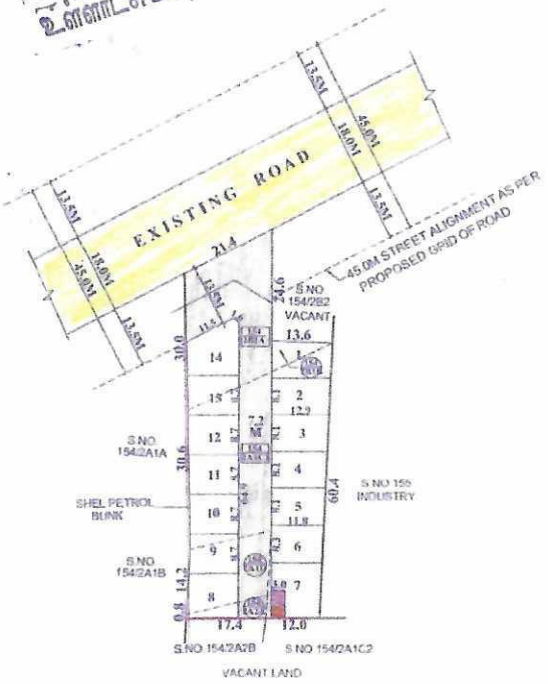
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Official Property Record

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உள்ளாட்சி மன்றப் படி



SITE EXTENT (AS PER DOCUMENT)	:	2428 SQ.M	**FILE NO: LAYOUT-1 / 0092 / 2024**
ROAD AREA	:	780 SQ.M	
PUBLIC PURPOSE AREA (1%) (P.P.1 HANDED OVER TO THE LOCAL BODY 0.0% AREA 0.0 SQ.M) (P.P.2 HANDED OVER TO THE TANGEDCO 0.0 % AREA 0.0 SQ.M)	:	18 SQ.M	
NO. OF PLOTS	:	14 Nos.	

NOTE:

1 SPLAY - 1.5M x 1.5M, 3.0M x 3.0M

2 MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

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 18407/2024, DATED 28.10.2024, @ SRO KUNDRATHUR

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 TAMILNADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT

(II) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

(III) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

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)

ஒப்புதல் அளிக்கப்படுகிறது
மனைப்பிரிவு / கட்டிடம்
அரசு ஆணை எண்.255/18.8.97ல் உள்ளபடி இணையில் கண்டுள்ள இவ்வலுவலக உத்தரவு எண்.மு.மு.94/241/25 நாள் 19.12.24 ல் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது.

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.

For SUGAL & DAMANI SHARE BROKERS LTD.
Authorised Signatory

OWNER'S SIGNATURE

S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 31771, Mount Bottom Street,
Mettukuppam, Chennai - 600 097.

LICENSED SURVEYOR

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

Planning Permit No. 15977 Dated: 16.11.2024
P.P.D L.O No: 259/2024
APPROVED
VIDE LETTER No: Layout-1/0092/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.154/2A2A, 2A1C1, 2A1D, 2B1A & 154/2B1B OF KAVANUR VILLAGE.

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



our services doesn't just end there

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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.



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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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