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

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Official Property Record



உள்ளாட்சி மன்றம்

LAYOUT-1 / 0158/ 2024

SITE EXTENT (AS PER DOCUMENT) : 2055 SQ.M
ROAD AREA : 261 SQ.M
PUBLIC PURPOSE AREA (1%) : 24 SQ.M
(PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 13.0 SQ.M)
(PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 11.0 SQ.M)
NO. OF PLOTS (RESIDENTIAL) (191 TO 212) : 22 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
 3. ROAD AREA
PUBLIC PURPOSE -1
PUBLIC PURPOSE -2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEE D DOCUMENT NO.11574/2024, DATED: 02.09.2024, @ SRO AMBATTUR.

CONDITIONS:

(I)TNCDBR-2019, RULE NO: 47 (11)

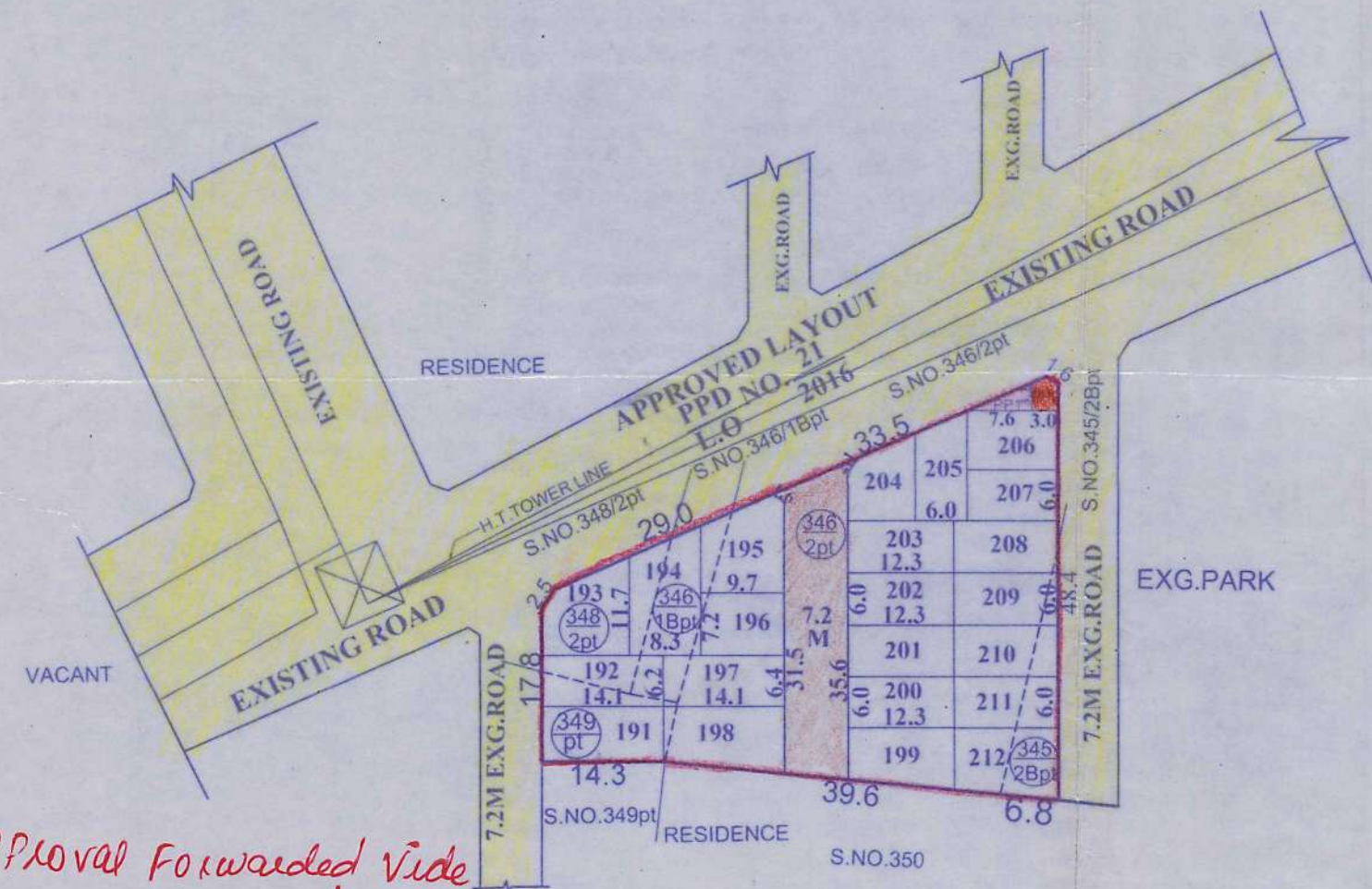
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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
PLOT NO. 1 TO 190 ALREADY ASSIGNED IN THE APPROVED LAYOUT VIDE P.P.D/L.O.NO.21/2016.

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)
- CHANNEL



Approval Forwarded Vide
P.W.C.R.C.No. 2455/24/A3
Date : 05/10/2024

மனை பிரிவு ஒப்பந்தம் சமர்ப்பிக்கப்பட்டு
எண். 5 நாள் 21/10/2024

Commissioner
Panchayat Union Villivakkam
(at)Ambattur, Chennai-53.

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.

சு.ம. சீமாச்சாரியார்
சு.ம. சீமாச்சாரியார்
சு.ம. சீமாச்சாரியார்
சு.ம. சீமாச்சாரியார்

VILLIVAKKAM PANCHAYAT UNION

SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT - II & III LYING IN THE
APPROVED LAYOUT P.P.D/L.O.No.21/2016 IN S.Nos.345/2Bpt, 346/1Bpt, 346/2pt, 348/2pt & 349pt
OF AYAPAKKAM VILLAGE

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

OWNER SIGNATURE

D. SOMASEKAR B.Tech
CMDA Regd No.RE/GR-11/19/05/082
GCC Regd No.-RC 200242019
23/2, 2nd Street, Loco Works Road,
Agaram, Chennai - 82.
Cell: 9840264855 Email : dssekar@yahoo.com

LICENSED SURVEYOR



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

Planning Permit No. 15923 Dated: 18-09-2024
P.P.D L.O No: 205 2024
APPROVED
VIDE LETTER No.: Layout-1/0158/2024.
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

Our services go beyond



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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.

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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