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Official Property Record

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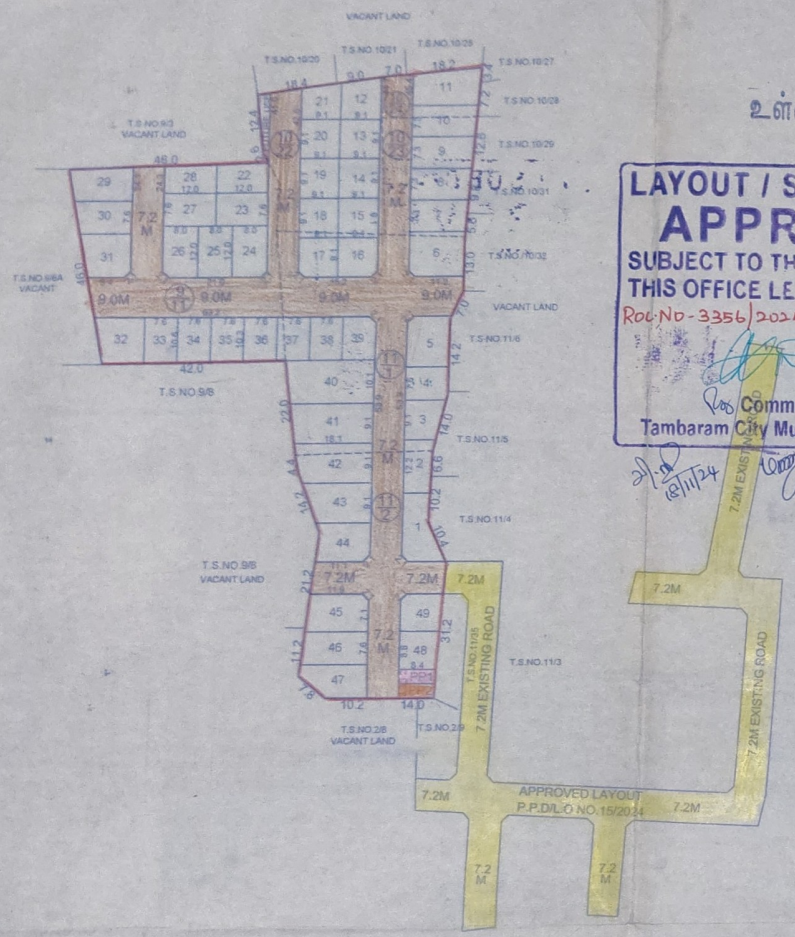
FILE NO.LAYOUT-1/0009/2024

SITE EXTENT (AS PER DOCUMENT)	:	7487 SQ.M
ROAD AREA	:	2408 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 26.0 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 26.0 SQ.M)	:	52 SQ.M
NO.OF.PLOTS	:	49 Nos.



உள்ளாட்சி மன்றப் படி

LAYOUT / SUBDIVISION
APPROVED
SUBJECT TO THE CONDITIONS IN THIS OFFICE LETTER No:
Roc.No-3356/2024/F1 Date 18.11.24
20/11/24
Commissioner
Tambaram City Municipal Corporation

18/11/24 18/11/24

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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. 7268/2024, DATED: 18.06.2024, @ SRO SELAIYUR.

CONDITIONS:

(I)TNCDBR 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 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

RUBY BUILDERS & PROMOTERS
Partner
RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD.
Director
RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD.
Director
OWNER'S SIGNATURE

J. CHANDRAMOHAN
Registered Engineer Grade - III
Reg.No.RE306462021
Greater Chennai Corporation
No. 1/504 - C, First Floor, Natco Colony North Street,
Kottivakkam, Chennai - 600 041.
Mob: 91 9884095855, E-mail: chandrmohan@gmail.com
LICENSED SURVEYOR

Planning Permit No. 15849 Dated: 25.6.2024
P.P.D / L.O No: 132 / 2024
APPROVED
VIDE LETTER No.: Layout-1 / 0009 / 2024
DATED :
25/6/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

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.

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos: 9/11, 10/22, 23, 24, 11/1 & 11/2 (OLD S.Nos.219/2pt, 216/23, 24, 27, 223/1 & 223/2) WARD-I, BLOCK No.26 OF SELAIYUR VILLAGE.

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

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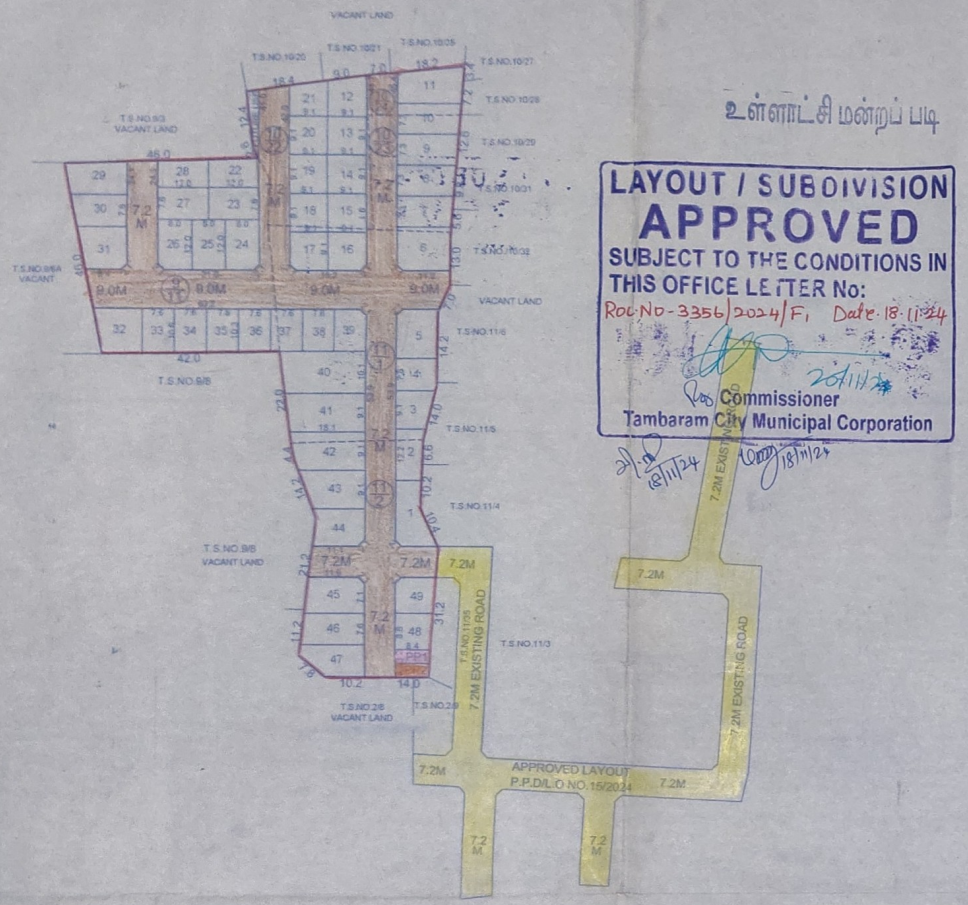
FILE NO.LAYOUT-1/0009/2024



உள்ளாட்சி மன்றப் படி

LAYOUT / SUBDIVISION
APPROVED
SUBJECT TO THE CONDITIONS IN THIS OFFICE LETTER No:
Roc.No-3356/2024/F1 Date. 18.11.24
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OWNER'S SIGNATURE

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J. CHANDRAMOHAN
Registered Engineer Grade - III
Reg.No.RE306462021
Greater Chennai Corporation
No. 1/504 - C, First Floor, Natco Colony North Street, Kottivakkam, Chennai - 600 041.
Mob: 91 98840 55555, Email: [illegible]
LICENSED SURVEYOR

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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.

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.

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

Verified RealEstate™

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

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

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www.verified.realestate