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

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Official Property Record

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TOTAL EXTENT (AS PER PATTI)

: 2837 SQ.M

ROAD AREA

: 690 SQ.M

PUBLIC PURPOSE AREA (1%)

: 23 SQ.M

(PP-1) HANDLED OVER TO THE LOCAL BODY (0.5% AREA : 140 SQ.M)
(PP-2) HANDLED OVER TO THE TANGEDCO (0.5% AREA : 120 SQ.M)

TOTAL NO. OF PLOTS

: 25 Nos.

NOTE:

1. PLOT - 1.5M X 1.5M

2. MEASUREMENTS ARE INDICATED EXCEPT FOR THE ROAD AREA
3. ROAD AREA

PUBLIC PURPOSE - 1

PUBLIC PURPOSE - 2

(AS PER THE PATTI)

ASSISTANT PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY
EGMORE, CHENNAI-600 009.
WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOCUMENT NO. 16765/2024, DATED: 31.12.2024, @ SRO REDHILLS.

CONDITIONS:

(D) TANGEDCO-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:

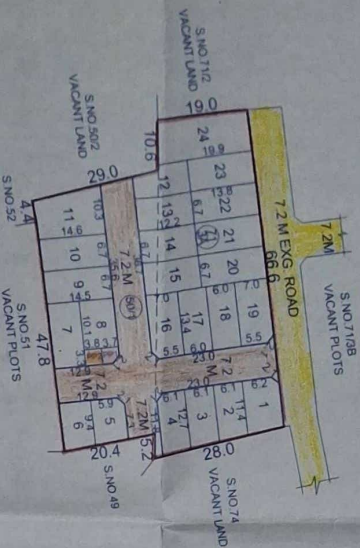
SITE BOUNDARY

ROADS GIFTED TO LOCAL BODY

EXISTING ROAD

PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY

PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)



CHDA

APPROVED

Subject to the conditions in this Certificate CHDA

Lr.No. 1317/2024

Dt. 21.12.24

Commissioner
Panchayath Union Puzhal
Chennai - 66.

THIS PLANNING PERMISSION ISSUED
AS PER DELEGATION OF POWERS
GIVEN BY MEMBER, SECRETARY,
CMDA CHENNAI-600 009.

20.12.25

PUZHAI PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NOS: 50/1 & 71/3A OF SIRUGAVUR VILLAGE.

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

This Planning Permission issued under New Rule
TANGEDCO-2019 is subject to final decisions of the
WRMD, No. 8748 of 2019 and WAP, (MD)
No. 6912 & 6913 of 2019.

OWNER'S SIGNATURE

M. SANKARAN BIE

Chennai Registered Engineer
(RG No RE/Grade - I/1804/138)
No. 365 Semburam, Chennai-67
Cell: 9448162115

LICENSED SURVEYOR



CONDITIONS:

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

Planning Permit No. 16126 Dated: 31/12/2024

PPD No. 308

LO 2024

APPROVED

VIDE LETTER No.: Layout-1/317/2024

DATED

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 005.



CHDA



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



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

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