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Proceedings of the Commissioner of
AVADI CITY MUNICIPAL CORPORATION

PRESENT: S KANDASAMY IAS

D.Dis.No. L-200/25/F1 **Dated : 16-May-2025**

Sub: TOWN PLANNING - AVADI CITY MUNICIPAL CORPORATION

S.No 176/1,2 PART of
THANDURAI Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr/MrsSRI VARALAKSHMI HOMES AND INTERIORS & A.PRASANTH &E.BALAJI & E.RAVIKUMAR to Layout of S.No. 176/1,2 PART of THANDURAI Village Into 24 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan
To
Mr/MrsSRI VARALAKSHMI
HOMES AND INTERIORS &
A.PRASANTH &E.BALAJI &
E.RAVIKUMAR
P NO 1TO24, KURINJI MA
NAGAR, THANDURAI,
PATTABIRAM

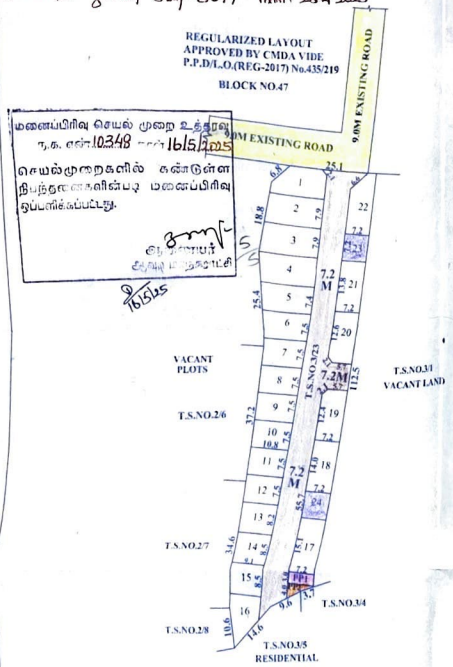
Commissioner,
AVADI CITY MUNICIPAL CORPORATION

16/5/25

4/5

CONDITIONS	
S.No.	**Condition Name**
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner

மாமன்ற தீர்மான எண்: 3077 நாள்: 28.4.2025



மனைப்பிரிவு செயல் முறை உத்தரவு
ந.க. எண்10348 நாள்16/5/2025
செயல்முறைகளில் கண்டுள்ள நிபந்தனைகளின்படி மனைப்பிரிவு ஒப்புக்கொள்ளப்பட்டது.

16/5/25

FILE NO L1/0098/2024

TOTAL EXTENT (AS PER DOCUMENT)	:	3177 SQ.M
ROAD AREA	:	922 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 25.0 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 14.0 SQ.M)	:	36 SQ.M
REGULAR PLOTS (1 TO 22)	:	22 Nos.
E.W.S PLOTS (104 SQ.M) (23,24)	:	2 Nos.
TOTAL No.OF.PLOTS	:	24 Nos.

உள்ளாட்சி மன்றம்

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.16755/2024 , DATED 21.11.2024, @ SRO AVADI.

CONDITIONS:

(I)TNCDBR-2019 RULE NO: 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(II) 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

(III) 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)
- EWS

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

For SRI VARALAKSHMI HOMES AND INTERIORS
A. Prasanth
Proprietor

OWNER'S SIGNATURE

SANTOSH KUMAR, B.Arch, Urban Planner
Architect / CA / 2012 / 54444
0#.46, N#.109, A-Block, 1st Floor, 3rd Avenue, Anna Nagar , Chennai - 102. Ph: 9176900060

LICENSED SURVEYOR

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8943 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Planning Permit No. 15991 Dated: 28-1-2024
P.P.D L.O No: 273/2024
APPROVED
VIDE LETTER No.: Layout-1/0098/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

AVADI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.No.3/23 (OLD S.No.176/1,2pt) WARD- E, BLOCK NO.46 OF THANDURAI VILLAGE.

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



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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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OMR Thoraipakkam,
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