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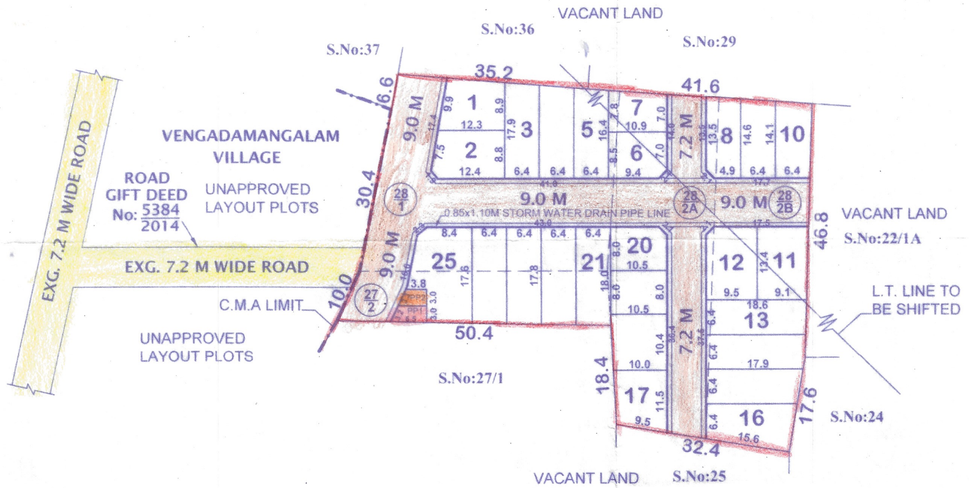
Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

FILE NO: LAYOUT-1 / 0089 / 2024

உள்ளாட்சி மன்றப் படி



SITE EXTENT	(AS PER DOCUMENT)	=	**4168 SQ.M**
ROAD AREA		=	**1457 SQ.M**
PUBLIC PURPOSE PROVIDED (1 & 2)		=	**30 SQ.M**

P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 16.5 SQ.M)
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 13.5 SQ.M)

NO.OF PLOTS = **25 Nos**

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 8837 / 2024, DATED: 18.07.2024 @ SRO, SELAIYUR

வரைபட அனுமதி எண் 42/2024 -2025
நாள் 30/07/2024.
ஒப்புதல் அளிக்கப்படுகிறது
பிரிவு எண் 159/2024-2025
தலைவர்
மதுரப்பாக்கம் ஊராட்சி

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(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.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO

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.

OWNER'S SIGNATURE

R. GANESAN, B.Tech.
REGISTERED ENGINEER (CMDA)
RE/GR - II/19/03/007
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600 045. Ph: 044 - 2226 4216

LICENSED SURVEYOR

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

Planning Permit No. 15876 Dated: 23.07.2024

P.P.D / L.O No: 159 / 2024

APPROVED

VIDE LETTER No.: Layout-1/0089/2024.

DATED :

24/7/24

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 27 / 2 AND 28 / 1, 2A, 2B OF MADURAPAKKAM VILLAGE.

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

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

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