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

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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDC N14/000 20/2025
(மனைபிரிவு)

நாள் 18/02/2025 வார்டு 191

ஒப்பளிக்கப்பட்டது

உ.செ.பொ. 18/2/25

ஆணையாளர்

பெருநகர சென்னை மாநகராட்சி
நாள் 08/01/2025
தி.அ.எண் N14/000 20/2025
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

Layout Approved vide No:
LA/WDC N14/00003/2025
Dt: 18/02/2025

AEE 18/2/25

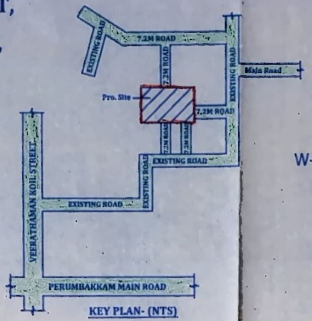
For Commissioner

PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT AT JALLADIANPET, CHENNAI- 600 100. COMPRISED IN S.NO: 102/1, 102/2, 102/3, 102/6 & 103/1B, OF JALLADIANPET VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION. DIVISION: 191, ZONE : 14,

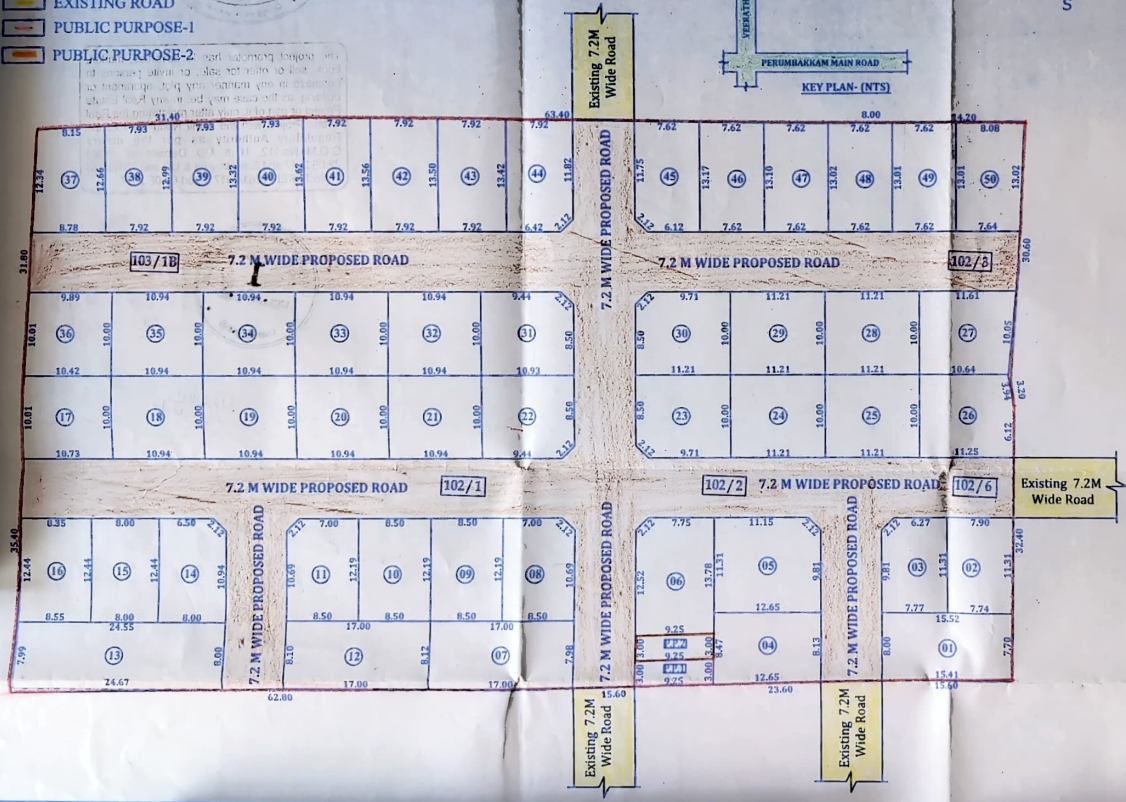
LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

NOTE: ROAD AND PUBLIC PURPOSE AREA WERE HANDED OVER TO GREATER CHENNAI CORPORATION VIDE GIFT DEED DOCUMENT NO: 1342 / 2025 DATED 05/02/2025 @ SRO CHENNAI SOUTH JOINT 1



KEY PLAN- (NTS)



PLOT NO	SQ. M	PLOT NO	SQ. M
1	121.94	26	111.62
2	88.46	27	111.24
3	86.80	28	112.10
4	104.97	29	112.10
5	141.94	30	110.97
6	127.42	31	108.27
7	137.47	32	109.40
8	102.49	33	109.40
9	103.61	34	109.40
10	103.61	35	109.40
11	102.49	36	101.51
12	137.68	37	105.64
13	196.73	38	101.57
14	98.39	39	104.18
15	99.51	40	106.79
16	105.08	41	107.66
17	105.97	42	107.18
18	109.40	43	106.60
19	109.40	44	104.74
20	109.40	45	99.53
21	109.40	46	100.09
22	108.27	47	99.53
23	110.97	48	99.20
24	112.10	49	99.16
25	112.10	50	102.31

TOTAL EXTENT (As Per Doc)	:	8053.18 SQ.M
TOTAL EXTENT (As Per Patta)	:	8000.00 SQ.M
TOTAL EXTENT (As Per Site)	:	7923.96 SQ.M
ROAD AREA	:	2373.15 SQ.M
PLOTTABLE AREA	:	5495.19 SQ.M
1%PUBLIC PURPOSE REQUIRED	:	54.95 SQ.M
PUBLIC PURPOSE- 1	:	27.81 SQ.M
PUBLIC PURPOSE- 2	:	27.81 SQ.M
TOTAL NO OF PLOTS	:	50 Nos.

OWNER

N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer
REGISTERED ENGINEER



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

Verified RealEstate™

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

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