Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

119

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11992 Date of Permit 21/11/2019

C/PP/MSB/51(A+OX)/2019

File No. C3(3)/8943/2016 Thiru. V. Sridhar (GPA) & 14 others,

Name of Applicant with Address No.1, Royal Enclave, Besant Avenue Road, Adyar, Chennai-20.

Date of Application 03.06.2016

Nature of Development : ~~Layout~~/~~Sub-division of Land~~/Building construction/~~Change in use of Land~~/~~Building~~

Site Address Annexure enclosed

Division No.

Development Charge paid Rs. 10,30,000/- Challan No. 000479 Date 30.4.2013
(while obtaining earlier approval)

PERMISSION is granted to the ~~layout~~/~~sub-division of land~~/building construction/~~change in use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 20/11/2024

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

22/11/19

For MEMBER SECRETARY

Govt. Ltr (MS) No. 109, H&UD (UD I) Dept. dt. 03.08.2018

22/11/19

V. Sridhar

C3(S)/8943/2016

ANNEXURE

P.P. No. C/PP/MSB/ 51 (A to X)/2019

Permit No. 11992

CMDA – APU – MSB (South) – Planning Permission for the Revision to the earlier approval for the construction of Combined Triple Basement floors for **Block A** & **Block – B; Block – A** : Ground Floor (Part) / Stilt floor (Part) + 7 floors – Commercial Mall Building with Hyper Market, Restaurant, Theatres & Office space; **Block – B** : Stilt floor(Part)/Ground floor(Part) + 12 floors + 13th floor (Part) – Residential Building with 91 Dwelling units & open swimming pool at Survey No. **638**/1,2,3, **639**/1,2,3, **644**/1, T.S. No.**1**/10, Block No. 176 of **Velachery Village**, New Madipakkam Road, Chennai.

Thiru.V.Sridhar (GPA for Thiru.S.Xavier Brito & Tmt.Vimala Rani Brito) & 14 others

21/11/19 22/11/19 V. Sridhar

BY REGISTERED POST WITH ACK.DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C3(S)/8943/2016 **Dated: 21.11.2019**

To
The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai - 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application for the Revision to the earlier approval for the construction of Combined Triple Basement floors for **Block A** & **Block – B; Block – A** : Ground Floor (Part) / Stilt floor (Part) + 7 floors – Commercial Mall Building with Hyper Market, Restaurant, Theatres & Office space; **Block – B** : Stilt floor(Part)/Ground floor(Part) + 12 floors + 13th floor (Part) – Residential Building with 91 Dwelling units & open swimming pool at Survey No. **638**/1,2,3, **639**/1,2,3, **644**/1, T.S. No.**1**/10, Block No. 176 of **Velachery Village**, New Madipakkam Road, Chennai applied by **Thiru.V.Sridhar** (GPA for Thiru.S.Xavier Brito & Tmt.Vimala Rani Brito) & 14 others – Approved - Reg.

Ref:
1. Planning Permission Application received in MSB/2016/000389 dt.03.06.2016.
2. Earlier approval issued in P.P. No. PP/MSB-IT/32 A to X/2013, Permit No. 7199, Letter No. C3/13595/2011 dt.10.07.2013.
3. CMWSSB Letter No. CMWSSB/P&D/EE-III/STP/56 (2011-12)/2011 dt.29.09.2011.
4. Water Resource Department (PWD) NOC Letter No. A3/Ko.60/2012 dt.23.02.2012 for construction of Culvert across Veerangal Odai.
5. Highways Department NOC Letter No. 1016/2012 dt.04.07.2012 for construction of Culvert across Veerangal Odai.
6. DF&RS NOC Letter D.Dis. No. 16859/C1/2012 P.P.NOC No. 179/2012 dt.04.10.2012.
7. Environmental Clearance Letter No. SEIAA/TN/F.481/EC/8(a)/165/2012 dt.04.06.2013.
8. IAF NOC Letter No. TAM/5219/1/ATC dt.02.11.2012.
9. Traffic Police NOC Letter Rc. No. Tr./License/104/2937/2017 dt.11.05.2017.
10. Tamil Nadu Pollution Control Board Consent Order No. 170329166630, Proceedings No. T2/TNPCB/F.1199CHN/RL/CHN/A/2017 dt.24.11.2017.
11. This office letter even No. dt.05.03.2018 addressed to the Principal Secretary to Government & Chairman, TNRERA.

12. Applicant letter dt.21.03.2018 enclosing revised plans.
13. Minutes of 241st MSB Panel meeting held on 17.05.2018.
14. Applicant letter dt.24.05.2018 enclosing revised plans.
15. Government Letter (Ms) No. 109, H& UD (UD I) Department dt.03.08.2018.
16. AAI NOC ID: CHEN/SOUTH/B/080318/325903, dated 20.08.2018 valid till 19.08.2026 (Requested Height : 51.99m)
17. Revised DF&RS NOC in letter R.Dis. No. 11072/C1/2018 – PP.NOC.No. 147/2018, dated 14.11.2018.
18. PWD Technical Report on Inundation point of view NOC issued in letter No. DB/T5/(3)/F – Inundation – Velachery/2018/M/14.12.18.
19. G.O.(Ms) No. 147, H & UD Dept., dated 26.10.2018 & G.O.(Ms) No. 170, H & UD Dept., dated 11.12.2018.
20. Traffic Police NOC Letter Rc. No. Tr./License/91/2095/2019 dt.26.02.2019.
21. This office DC advice letter even No. dt.14.05.2018.
22. Applicant letter dt.20.05.2019 (Remittance of DC & other charges).
23. This office letter even No. dt.04.06.2019.
24. Applicant letter dt.24.06.2019, 24.07.2019, 03.10.2019 & 06.11.2019 enclosing revised Plans with undertakings & other particulars.

The Planning Permission Application received in the reference 1st cited for the construction of Combined Triple Basement floors for **Block A** & **Block – B**; **Block – A** : Ground Floor (Part) / Stilt floor (Part) + 7 floors – Commercial Mall Building with Hyper Market, Restaurant, Theatres & Office space; **Block – B** : Stilt floor(Part)/Ground floor(Part) + 12 floors + 13th floor (Part) – Residential Building with 91 Dwelling units & open swimming pool at Survey No. **638**/1,2,3, **639**/1,2,3, **644**/1, T.S. No.**1**/10, Block No. 176 of **Velachery Village**, New Madipakkam Road, Chennai applied by **Thiru.V.Sridhar** (GPA for Thiru.S.Xavier Brito & Tmt.Vimala Rani Brito) & 14 others has been examined and Planning Permission is issued based on the Government Order issued in the reference 15th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 3rd, 4th, 5th, 7th, 8th, 10th, 16th, 17th, 18th, 20th & 21st cited above.

2. The applicant has remitted the following charges in the reference 22nd cited:

Sl. No.	**Charges**	**Amount remitted while obtaining earlier approval in Letter No. C3/13595/ 2011 dt. 10.07.2013**		**Amount remitted for the present revised proposal**	
		Receipt No.	**Amount**	**Receipt No.**	**Amount**
i)	Development charges for Land & Building.	000479 dated. 30.04.2013	**Rs.10,30,000/-** (Rupees Ten lakh and thirty thousand only)	-	**Nil**

ii)	Balance Scrutiny fee	000479 dated. 30.04.2013	**Rs.10,000/-** (Rupees Ten thousand only)	-	**Nil**
iii)	Regularisation Charges		**Rs.6,40,000/-** (Rupees Six lakh and forty thousand only)	-	**Nil**
iv)	OSR charges		**Rs.2,92,40,000/-** (Rupees Two crore, ninety two lakh and forty thousand only).	-	**Nil**
v)	Security Deposit for Building	000057 dated. 30.04.2013	**Rs.45,70,000/-** (Rupees Forty five lakh and seventy thousand only)	B0011678 dated. 17.05.2019	**Rs.1,38,25,000/-** (Rupees One crore thirty eight lakh and twenty five thousand only)
vi)	Security Deposit for Display Board		**Rs.10,000/-** (Rupees Ten thousand only)		**Rs.10,000/-** (Rupees Ten thousand only)
vii)	I & A Charges	000480 dated 30.04.2013	**Rs.1,49,50,000/-** (Rupees One crore, forty nine lakh and fifty thousand only)	-	**Nil**
viii)	Premium FSI Charge	000481 dated. 30.04.2013	**Rs.18,11,10,000/-** (Rupees Eighteen crore eleven lakh and ten thousand only)	-	**Nil**
ix)	Shelter fee	-	**Nil**	B0011678 dated. 17.05.2019	**Rs.1,07,25,000/-** (Rupees One crore seven lakh and twenty five thousand only)
x)	Flag day Contribution by Cash	-	**Nil**	2760655 to 2760659	**Rs.500/-** (Rupees Five hundred only)
xi)	IDC payable to MD, CMWSSB	DD No. 308779 dt. 29.04.2013 drawn at Axis Bank, Chennai	**Rs.29,30,000/-** (Rupees Twenty nine lakh and thirty thousand only)	DD No. 072833 dt.16.05.2019 drawn at Axis Bank Velachery Branch	**Rs.45,75,000/-** (Rupees Forty five lakh and seventy five thousand only)

3. The applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & TNSEIAA.

4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of DR and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings.

6. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

7. The Planning Permission holder shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also

to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

8. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

9. **As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.**

10. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

11. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & TNSEIAA.

12. **The 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 Real Estate Regulatory Authority.**

13. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/51 (A to X)/2019,** dated **21.11.2019** in **Permit No. 11992** are sent herewith. The Planning Permission is valid for the period from **21.11.2019** to **20.11.2024.**

14. **This Planning Permission is issued subject to the condition that the applicant has to obtain Compliance Certificate from Environment Department before issue of Completion Certificate.**

14. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor while commencing the construction.

Yours faithfully,

22/11/19

for **MEMBER-SECRETARY**

22/11/19

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of GO in the reference 15th cited.

Copy To:

1. **Thiru.V.Sridhar** (GPA for Thiru.S.Xavier Brito & Tmt.Vimala Rani Britto) & **14 others**
   No.1, Royal Enclave, Besant Avenue Road,
   Adyar, Chennai – 600 020.
   e-mail ID : vsridhar@indevlogistics.com
   Mobile No. 9840230064
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8 (with one set of approved plans)
3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic), Egmore, Chennai-8.
7. The Chief Engineer, TNEB, Chennai-2.
8. **Thiru.Cheralathan., B.Arch.,**
   MCA No. CA/95/18331
   No.13, Shanthi Enclaves, 25, Venkata Krishna Road,
   R.A.Puram, Chennai – 600 028.
   e-mail ID : cheral.ca@gmail.com
   Phone No. 044 – 24957991
9. **Thiru.S.Dhiliprajan., M.E.,**
   Licensed Survey No. 1797
   Jehovahking Engineering Consultants (P) Ltd.,
   Module No.15, First Floor, Garment Complex,
   SIDCO Industrial Estate, Guindy, Chennai – 600 032.
   e-mail ID : jkc_chennai@yahoo.co.in
   Phone No. 044 – 22500120
10. **Thiru.K.Kannan., B.Tech.,**
    Vijay Shree – Sai Saran Apartment,
    Plot No.15, S2, 2nd floor, Kannadasan Street,
    JV Nagar, Madipakkam, Chennai – 600 091.
    e-mail ID : kkannan@gmail.com
    Mobile No. 9500154220

C3(S)/8943/2016

REVISED PLAN

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00436/2019		C3(S)/8943/2016 - 21/11/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N178	31/12/2019	31/12/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		V. SRIDHAR GPA FOR-S. XAVIER BRITTO & TMT. VIMALA RANI BRITTO & 14 OTHERS NO:1, ROYAL ENCLAVE, BESANT AVENUE ROAD, ADYAR, CHENNAI- 600 020.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:176,Plot No:-, Survey No:TS.NO:1/10, Velachery Main Road,Velachery,Velachery,Velachery, Chennai, 600042	
Building License Fees			765000
Regularisation Charges (penalty under section 244A)			396000
Scrutiny Fees			600
மொத்தக் கட்டணம்/ Total (In Rs.)			1161600

Amount (in words): Rupees Eleven Lakhs Sixty One Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 074114 Amount: 859400 Rs. Date:26/12/2019 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 29/06/2020 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி
முடிவு நாள் 30/12/2024

This Sanction will expire if the construction is not started with in 29/06/2020

If Construction started Building Permit is valid up to 30/12/2024

31/12

Assistant Executive Engineer (T.P.)

31/12/19

Executive Engineer (T.P.)

V. Sridhar

31/12/19

141

-ANNEXURE

Development at: Survey No.638/1,2,3, 639/1,2,3, 644/1, T.S.No.1/10, Block No.176 of Velachery Village and Taluk within Greater Chennai Corporation Limit.

---

1. Name and Address of the Promoter/ Developer/ Owner	**V. Sridhar and Others** **GPA to Thiru. S. Xavier Brito & Tmt. Vimala Rani Britto** No. 1, Royal Enclave, Besant Avenue Road, Adyar, Chennai - 600020
2. Name and address of the Architect/ Licensed Surveyor or Engineer	**CHERALATHAN.,B.Arch.,** 13 SHANTI ENCLAVES 25 VENKATA KRISHNA ROAD R.A. PURAM, CHENNAI- 600 028 044 2495 7991 **S. DHILIPRAJAN., M. E** JEHOVAHKING ENGINEERING CONSULTANTS(P)LTD MOUDLE NO.15, FIRST FLOOR, GARMENT COMPLEX, SIDCO INDUSTRIAL ESTATEGUINDY, CHENNAI – 600032 044 – 22500120
3. Type of construction permitted as per the approved plan	Residential cum Commercial
4. Details of approval a) Chennai Metropolitan Development Authority Planning Permission No. and Date b) Chennai Corporation B.L and PPA No. and Date c) Local Body Approval No.	Revision to the earlier approval for the construction of combined Triple Basement for Block-A & Block-B; Block-A: GF(Pt)/Stilt Floor(Pt)/+7 Floors Commercial Mall with Hyper Market, Restaurant, Theatres & Office space; Block-B: Stilt(Pt)/GF(Pt) + 12 Floors + 13th F (Pt) with 41 DVS & open Stacking Pool. C/PP/MSB/51 (A to X)/2019 dt. 21.11.2019

5. Details of setback space provided as per approved front

	Block-A	Block-B	REQUIRED	PROVIDED
a) ~~Front~~ North	9.12m	9.61m		~~9.20 M~~
b) ~~Rear~~ South	9.20m	9.12m		~~10.15 M~~
c) ~~Side~~ East	9.10m	9.07m		~~9.49M~~
d) ~~Side~~ West	9.05m	9.06m		~~9.05 M~~

6. Details of number of car parking/ Two wheelers parking etc, provided as per approved plan — CARS – ~~375~~ 359 Nos. TW - ~~535~~ 858 Nos.

7. Details of provision of Transformer in Ground Floor as per approved plan	Shown in the Plan
8. Details of provisions of standby Generator Room and Meter Room as per approved plan	Shown in the Plan
9. Details of provision of Lifts as per approved plan	Shown in the Plan
10. Details of Provision of Fire safety arrangements to be made within the building	Shown in the Plan
11. Details of provisions of water for drinking purpose as well as other purpose	Shown in the Plan
12. Details of area of construction and usage permitted in each floor as per approved plan	

V. Sridhar

143

BLOCK A- MALL CUM OFFICE FLOOR WISE AREA STATEMENT

	FSI AREA	NON-FSI AREA 10%	NON –FSI AREA 100%	PARKING
THIRD BASEMENT	-	-	-	-
SECOND BASEMENT	-	-	-	-
FIRST BASEMENT	-	-	-	-
SILT FLOOR	-	335.07 SQM	116.27 SQM	1450.26 SQM
GROUND FLOOR	305.93 SQM	-	34.32 SQM	-
FIRST FLOOR	2071.32 SQM	130.96 SQM	106.63 SQM	-
SECOND FLOOR	2058.16 SQM	89.54 SQM	106.63 SQM	-
THIRD FLOOR	2089.59 SQM	134.52 SQM	117.13 SQM	-
FOURTH FLOOR	1135.51 SQM	124.00 SQM	103.14 SQM	-
FIFTH FLOOR	2018.63 SQM	-	80.61 SQM	-
SIXTH FLOOR	1373.52 SQM	120.33 SQM	48.12 SQM	-
SEVENTH FLOOR	1373.55 SQM	120.32 SQM	48.12 SQM	-
HEAD ROOM WITH LIFT MACHINE ROOM				-
TOTAL	12426.21 SQM	1054.74 SQM	760.97 SQM	1450.26 SQM

BLOCK B – APARTMENT FLOOR WISE AREA STATEMENT

	RESIDENTIAL		NON-FSI AREA 10%	NON-FSI AREA 100%	PARKING
	FSI AREA	BALCONY AREA			
THIRD BASEMENT	-	-	-	-	-
SECOND BASEMENT	-	-	-	-	-
FIRST BASEMENT	-	-	-	-	-
STILT FLOOR	-	-	305.99 SGM	77.48 SQM	1038.04 SQM
GROUND FLOOR	49.23 SQM	-	-	-	-
FIRST FLOOR	1024.15 SQM	48.30 SQM	-	42.78 SQM	-
SECIND FLOOR	1024.15 SQM	48.30 SQM	-	42.78 SQM	-
THIRD FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
FOURTH FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
FIFTH FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
SIXTH FLOOR.	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
SEVENTH FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
EIGHTH FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
NINETH FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
TENTH FLOOR	1024.16 SQM	48.32 SQM	-	42.78 SQM	-
ELEVENTH FLOOR	975.91 SQM	89.42 SQM	-	42.78 SQM	-
TWELTH FLOOR	1003.33 SQM	-	-	42.78 SQM	-
THIRTEEN FLOOR	729.14 SQM	16.83 SQM	-	42.78 SQM	-
HEAD ROOM WITH LIFT MACHINE ROOM	-	-	-	-	-
TOTAL	12999.19 SQM	589.41 SQM	305.99 SQM	633.62 SQM	1038.04 SQM

V. Sadh

145

COMBINED BASEMENT FLOOR AREA STATEMENT

	FSI AREA	NON –FSI AREA 10%	NON FSI AREA 100%	PARKING
THIRD BASEMENT	-	-	94.57 SQM	4284.25 SQM
SECOND BASEMENT	-	-	107.74 SQM	4317.97 SQM
FIRST BASEMENT	-	-	120.87 SQM	4310.24 SQM
TOTAL	-	-	323.18 SQM	12912.46 SQM

Signature of Owner/ Promoter/ Developer of Building

Signature of Architect/ Engineer/ Licensed Surveyor

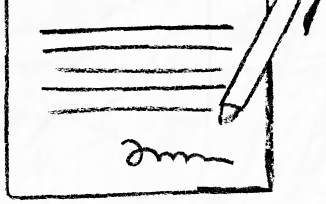
22/11/19

Signature of Planning authority of Chennai Metropolitan Development Authority

1.	MR.C.R.RAMU AND MRS.R.KALYANI	R. Kalyani
2.	MRS.SUNITHA SINGH	
3.	MR.SANJAY KUMAR SINGH	
4.	MR.R.SURESH KUMAR AND MRS.SANGEETHA LAKSHMI	M. Sangeetha
5.	MR.R.OMPRASATH AND MRS. K.MALARKODI	R. Omprasath K. Malarkodi.
6.	MRS.RUPA VENDAN	Rupa Vendan

147

7.	MRS.ANURADHA MISHRA AND MR.BASUDEV MISHRA	Anuradha Mahapatra
8.	MR.D.RAJESHWARAN DHANDAPANI AND MRS.RAGASUDA RAJESWARAN	
9.	MRS.R.RADHA	R. Radha
10	MRS.S.DEEPHIKA RANJAN	Deephika Ranjan.
11	MR.R.RAVIDRAN AND MR.R.BASKARAN	
12	B.S.V.SHIPPING AGENCIES PVT LTD	For B.S.V. SHIPPING AGENCIES PRIVATE LIMITED Authorised Signatory
13	MRS.ANJALI ELLIS AND MR.M.SHANKAR	Anjali Ellis.
14	B.S.V.SHIPPING AGENCIES PVT LTD	For B.S.V. SHIPPING AGENCIES PRIVATE LIMITED Authorised Signatory
15	MR.KRISHNAN VIJAYA RAGAVAN AND MRS.RADHA KRISHNAN	Krishnan Vijayaraghavan Radha Krishnan



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

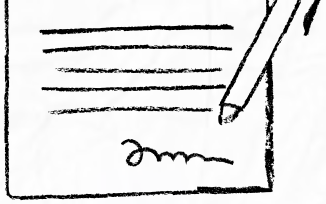
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate