Verified RealEstate™

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

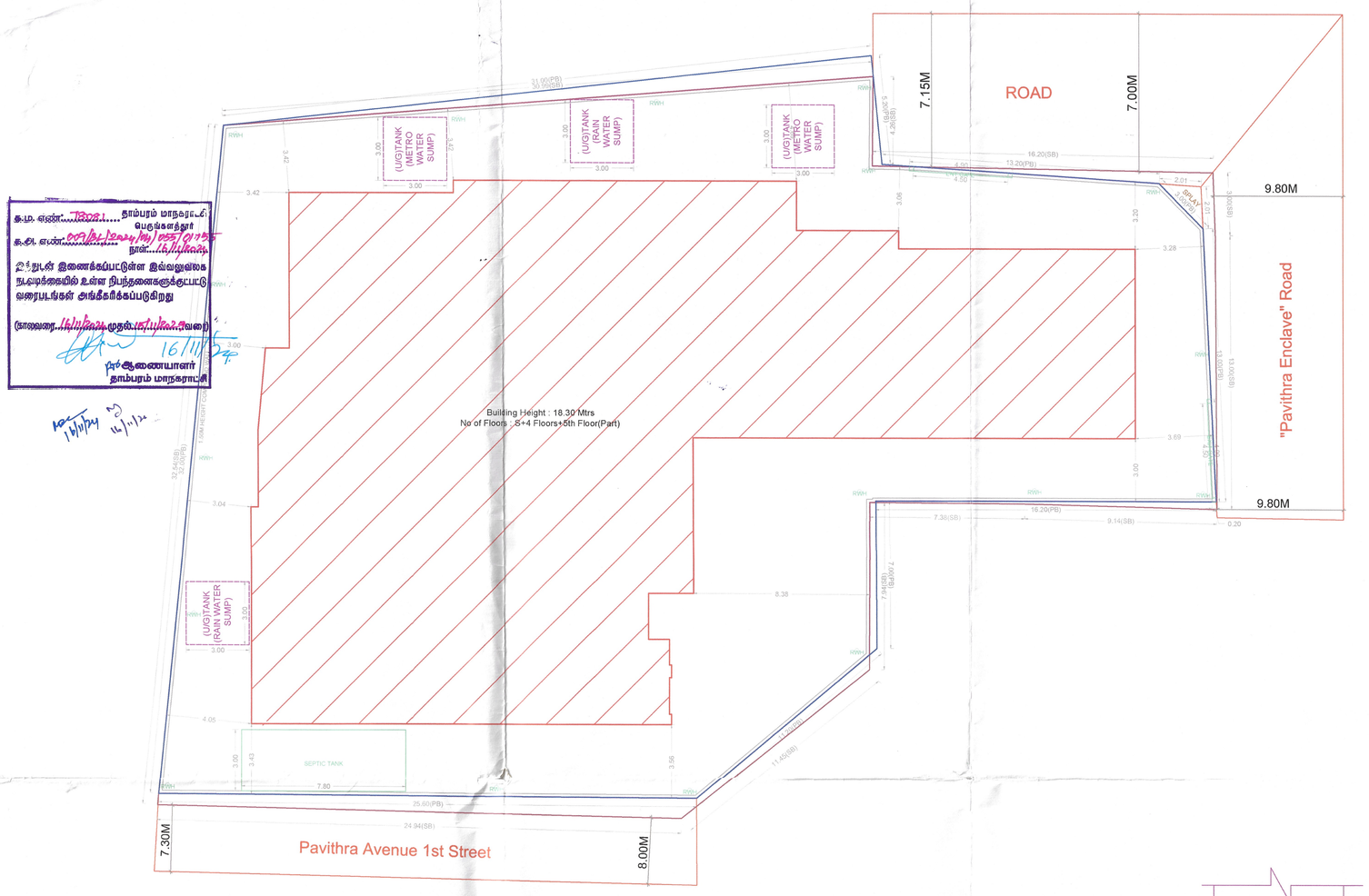
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

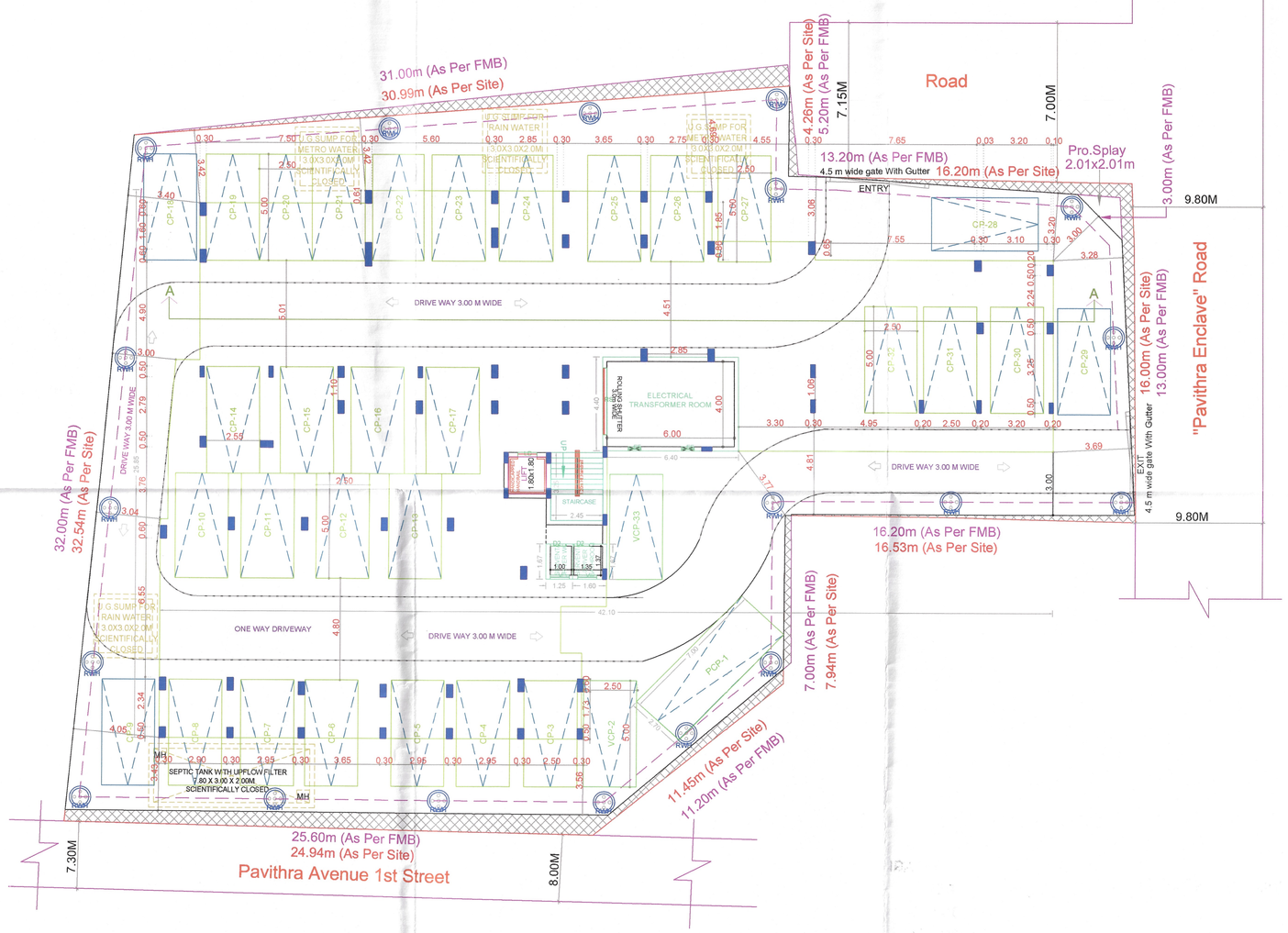
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

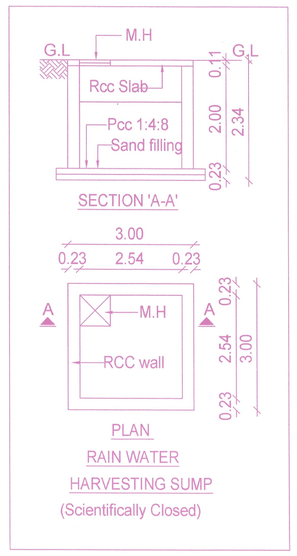


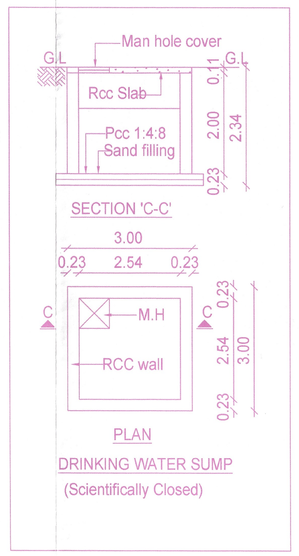


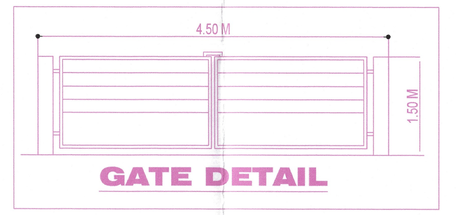
SITE PLAN

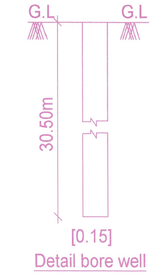


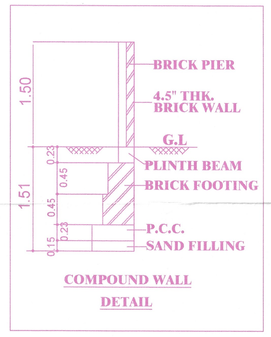
SITE CUM STILT FLOOR PLAN

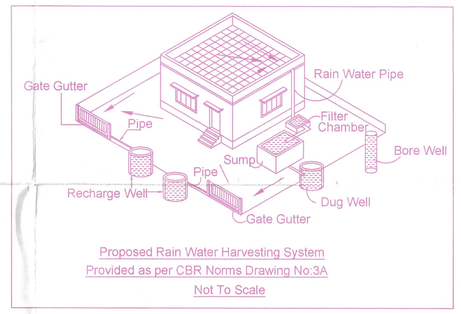




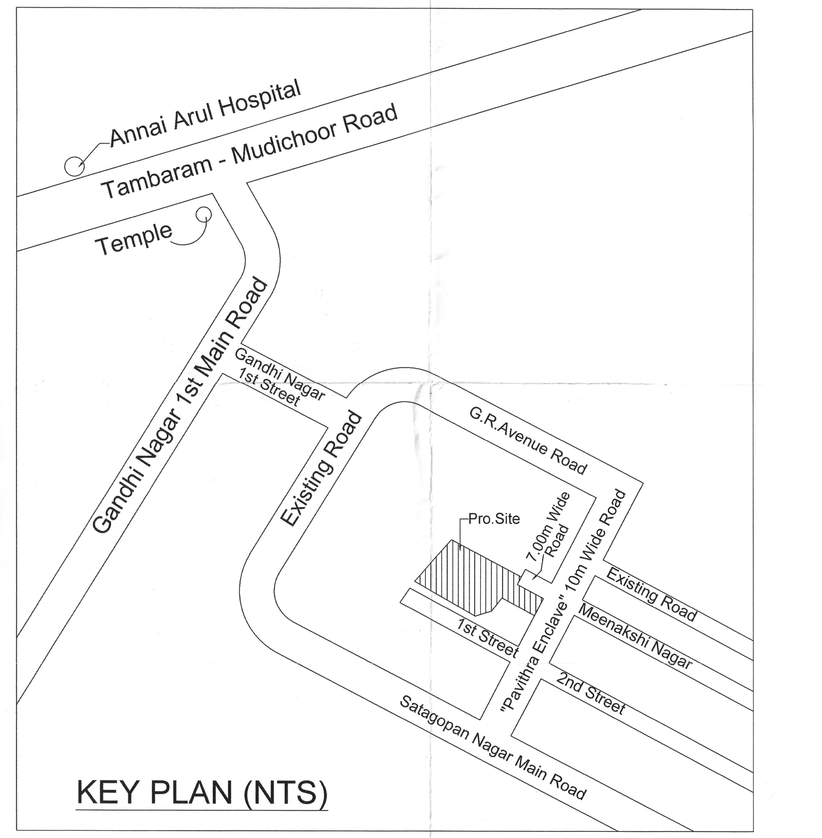






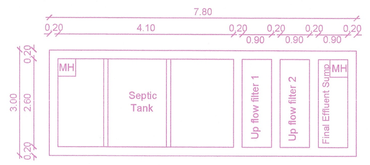


Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

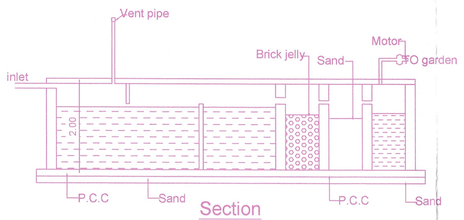


KEY PLAN (NTS)

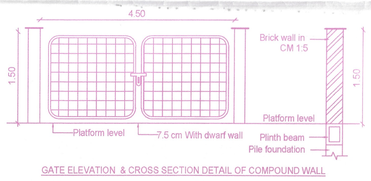
Location plan (Taken as per User Inputs)



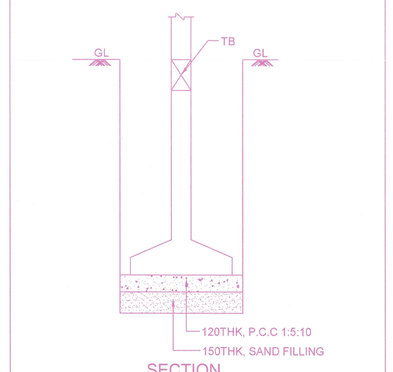
Plan
Septic tank with upflow filter system



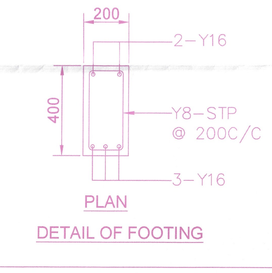
Section



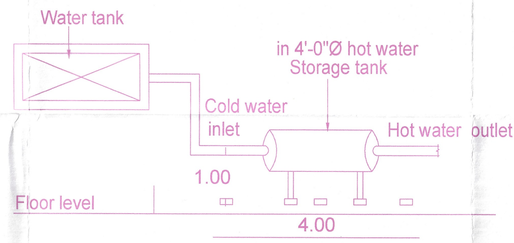
GATE ELEVATION & CROSS SECTION DETAIL OF COMPOUND WALL



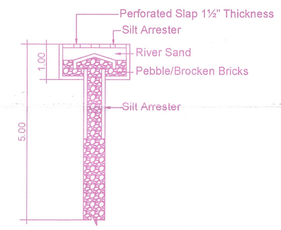
SECTION



PLAN
DETAIL OF FOOTING



SOLAR HOT WATER SYSTEM DETAILS



PERCOLATION PIT

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.9 & 10 (CMDA APPROVED LAYOUT–73/2005) (S.NO.26/8 & 26/7) TOGETHER WITH LAND (S.NO.26/1B1A) AT PAVITHRA ENCLAVE, PERUNGALATHUR, CHENNAI COMPRISED IN S.NO.26/1B1A, 26/7 & 26/8 OF PERUNGALATHUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1236.00
AREA AS PER DOCUMENT	1226.90
AREA CONSIDERED FOR FSI	1226.90
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3185.75
FSI FACTOR	2.597
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	33	33
TWO WHEELER	0	0
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (123)		0.00	3185.75	0.00	0.00	30	3185.75
Total		0.00	3185.75	0.00	0.00	30	3185.75

FLOOR WISE FSI STATEMENT: A (123)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
FIRST FLOOR	0.00	637.37	0.00	0.00	6	637.37
SECOND FLOOR	0.00	637.37	0.00	0.00	6	637.37
THIRD FLOOR	0.00	637.37	0.00	0.00	6	637.37
FOURTH FLOOR	0.00	637.37	0.00	0.00	6	637.37
FIFTH FLOOR	0.00	608.11	0.00	0.00	6	608.11
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3185.75	0.00	0.00	30	3185.75

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

This Planning Permission issued under Note Rule 71A(1)(b) , 2019 is subject to the bellow terms of the Tamil Nadu Town and Country Planning (Development) Rules, 2019 & Act 9 of 2019.

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after Building Permit is issued by the concerned Local Body

KEY NO. 6988

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedImperial (60.00 x 40.00inches)

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.9 & 10 (CMDA APPROVED LAYOUT–73/2005) (S.NO.26/8 & 26/7) TOGETHER WITH LAND (S.NO.26/1B1A) AT PAVITHRA ENCLAVE, PERUNGALATHUR, CHENNAI COMPRISED IN S.NO.26/1B1A, 26/7 & 26/8 OF PERUNGALATHUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

க.மு. எண்:...7/கூ.க.../... தாம்பரம் மாநகராட்சி
க.அ. எண்:.....009/m.p.2../2024 நாள்:..16/11/2024
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வுரை/வரைபடங்கள் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(வரைபட நகல்கள் ...16/11/2024... தேதியிட்டவை)
16/11/24
நகரமைப்பாளர்
தாம்பரம் மாநகராட்சி

FRONT ELEVATION

SECTION - AA

FIRST FLOOR PLAN

TYPICAL - 2, 3 & 4 FLOOR PLAN

FIFTH FLOOR PLAN (PART)

TERRACE FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 6688

QR CODE

This Planning Permission issued under Rule 29 of the Tamil Nadu Combined Development and Building Rules, 2019 & 6(5)(i) of DPMS.

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedImperial (60.00 x 40.00Inches)



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