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
www.verified.realestate

Official Property Record

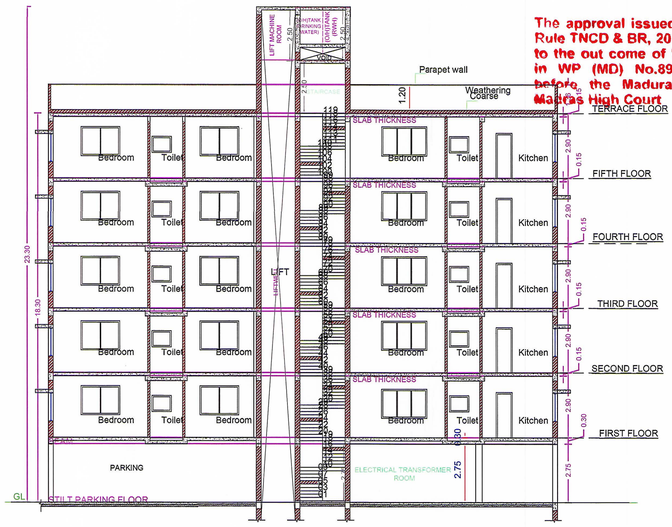


Digitally Verified Record - Powered by Verified RealEstate™

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/NHRS/S/0038/2024
Dated.24.06.2024

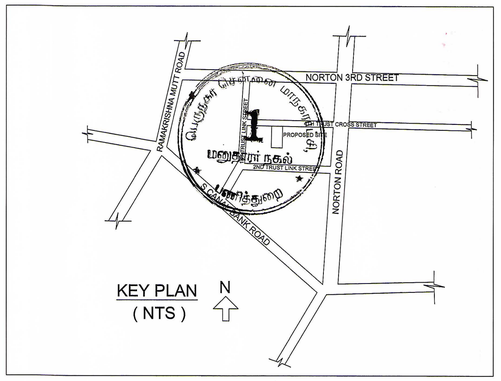


ELEVATION



SECTION - XX

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.-24 OLD DOOR NOS: 28/1 TO 28/8 AND NEW DOOR NOS :51/1 TO 51/8, 4TH TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI-600 028.COMPRISED IN R.S.NO: 4311/22, BLOCK NO.97, OF MYLAPORE VILLAGE, GREATER CHENNAI CORPORATION. DIVISION 126, ZONE -9.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	551.50
AREA AS PER DOCUMENT	555.54
AREA CONSIDERED FOR FSI	551.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
GSR AREA	0.00
TOTAL FSI AREA	1471.36
FSI FACTOR	2.668
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

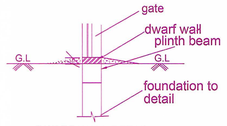
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	0	0

BUILDING WISE FSI STATEMENT

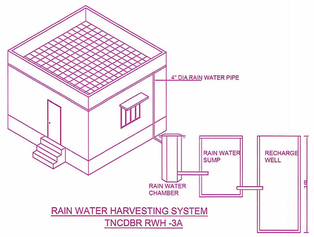
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
ANUGRAHA-I ...)		0.00	1471.36	0.00	0.00	10	1471.36
Total		0.00	1471.36	0.00	0.00	10	1471.36

FLOOR WISE FSI STATEMENT: ANUGRAHA (MANDHAVELI....)

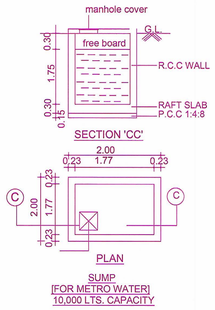
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	288.51	0.00	0.00	2	288.51
SECOND FLOOR	0.00	288.51	0.00	0.00	2	288.51
THIRD FLOOR	0.00	288.51	0.00	0.00	2	288.51
FOURTH FLOOR	0.00	288.51	0.00	0.00	2	288.51
FIFTH FLOOR	0.00	288.51	0.00	0.00	2	288.51
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1471.36	0.00	0.00	10	1471.36



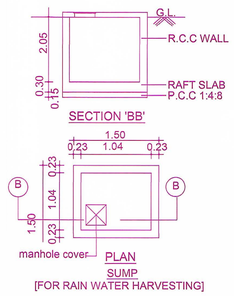
DWARF WALL DETAIL



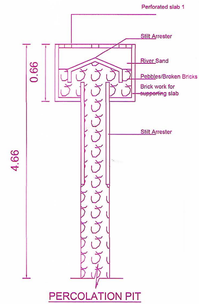
RAIN WATER HARVESTING SYSTEM
TNCDBR RWH -3A



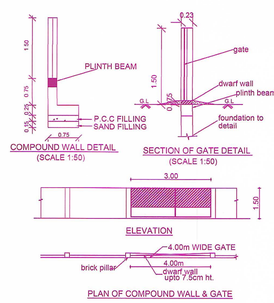
SUMP
[FOR METRO WATER]
10,000 LTS. CAPACITY



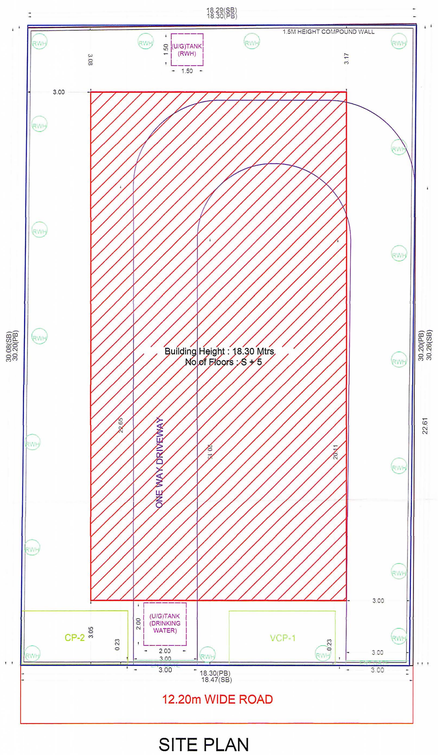
SUMP
[FOR RAIN WATER HARVESTING]



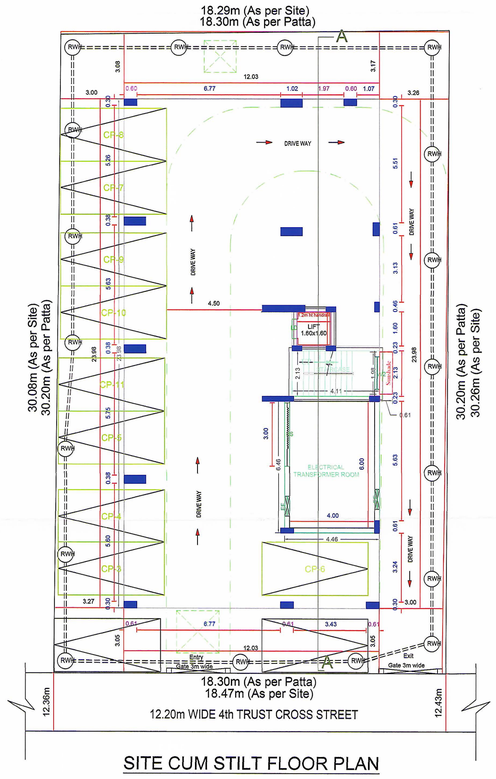
PERCOLATION PIT



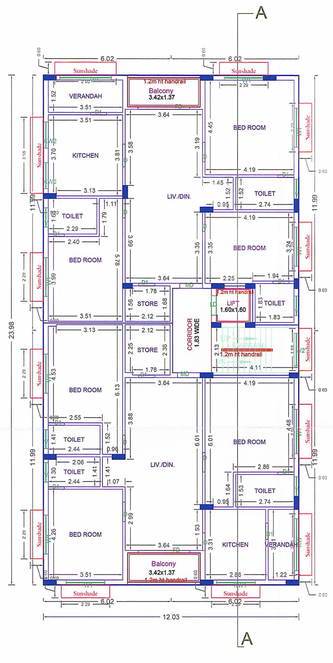
COMPOUND WALL DETAIL (SCALE 1:50)
SECTION OF GATE DETAIL (SCALE 1:50)
PLAN OF COMPOUND WALL & GATE



SITE PLAN



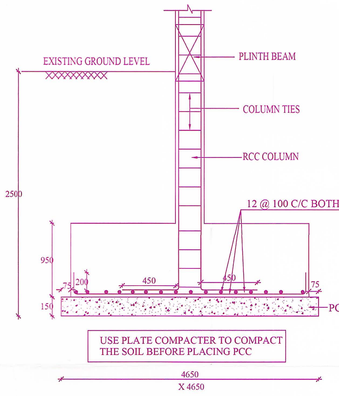
SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN



TERRACE FLOOR PLAN



TYPICAL DETAILS OF ISOLATED FOOTING

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified

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.

QR CODE

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.

Signature Not Verified
Digitally Signed by
Designation : Assistant Engineer Grade II
Sign Date: 01/11/2024 11:03:32 AM

Applicants (Owner / Developer / Power of Attorney)

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

ARCH_expand_E_(36.00_x_48.00_Inches)

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

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

Verified RealEstate™

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