Verified RealEstate™

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

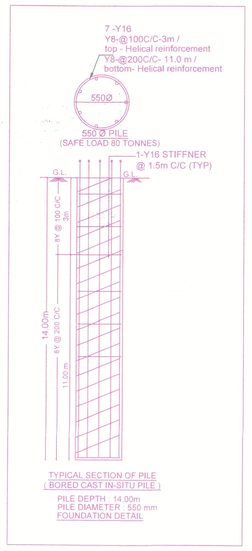
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

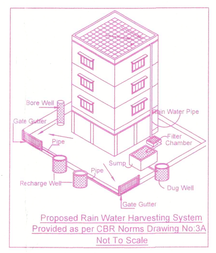
hello@verified.realestate
+91 9996 12 9996

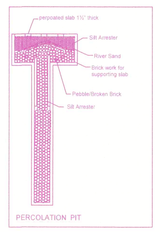
Official Property Record

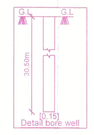
Digitally Verified Record - Powered by Verified RealEstate™





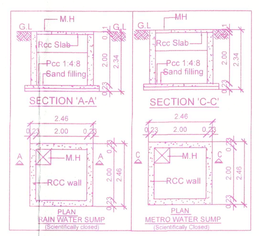


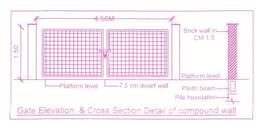


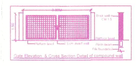




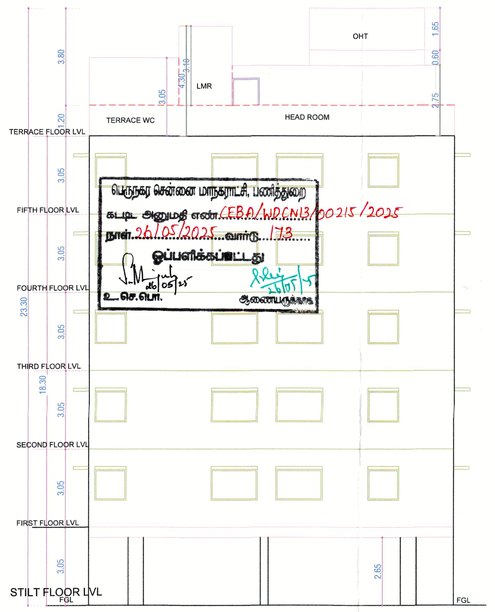
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court



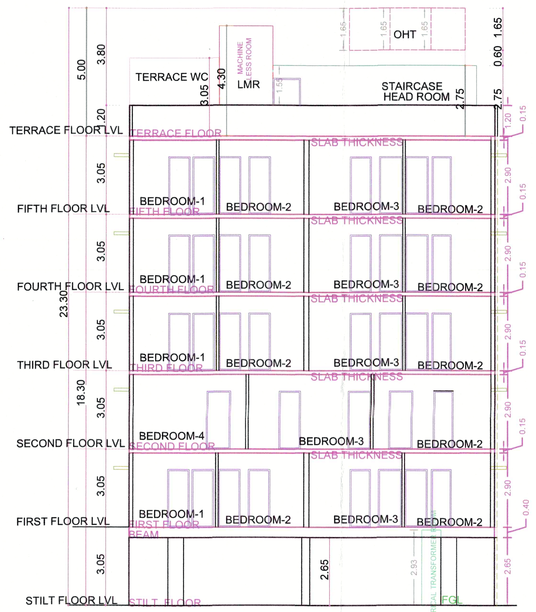




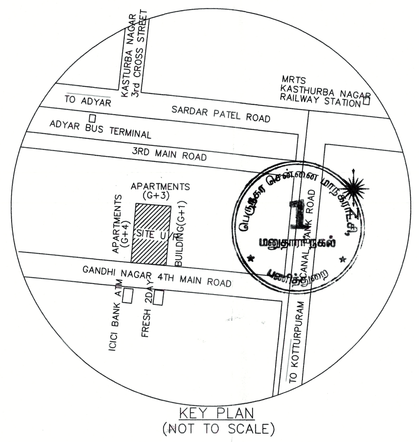
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/NHRB/S/0209/2025
Dated. 18/08/2025



FRONT ELEVATION



SECTION

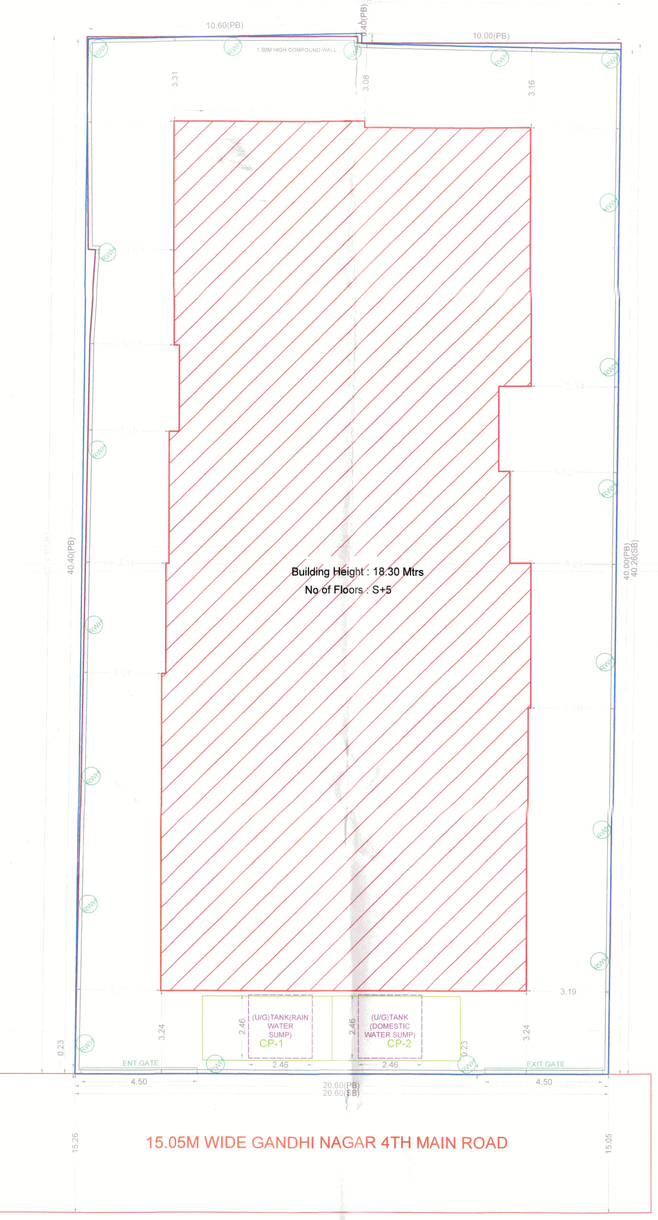


PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT-18.30 m) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO-209, OLD DOOR NO . 33, NEW DOOR NO.81, 4th MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600020. COMPRISED IN OLD S.NO : 9 PART, AS PER DOCUMENT AND T.S.NO. 3 AS PER PATTA, BLOCK NO.37 OF KOTTUR VILLAGE GUINDY TALUK, GREATER CHENNAI CORPORATION, ZONE : XIII, DIVISION NO - 173.

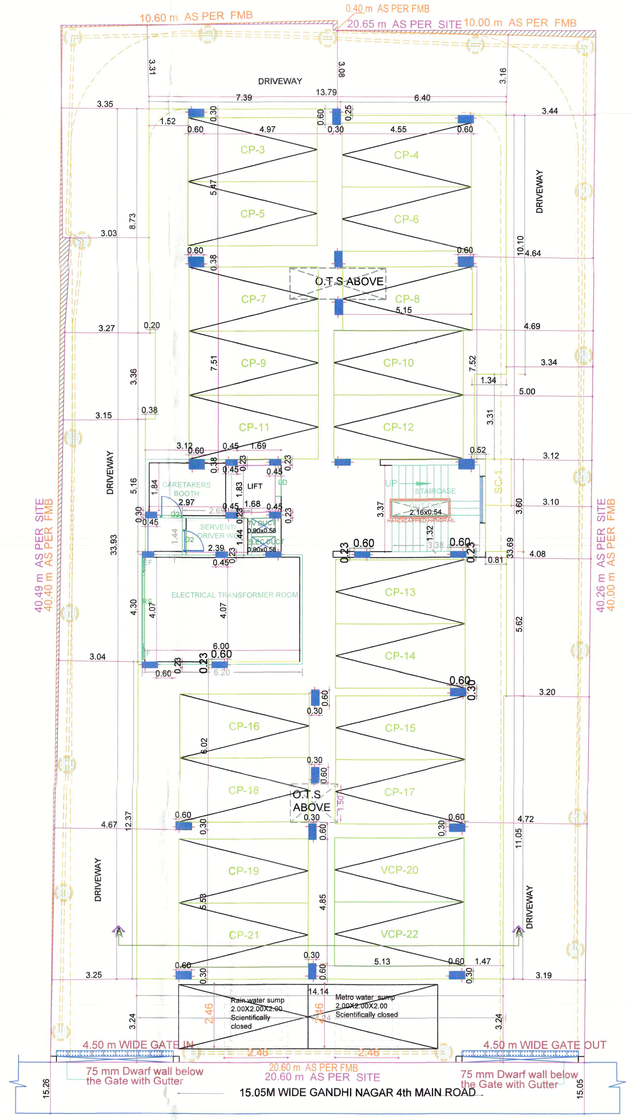
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	820.00
AREA AS PER DOCUMENT	813.17
AREA CONSIDERED FOR FSI	813.17
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2275.87
FSI FACTOR	2.799
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

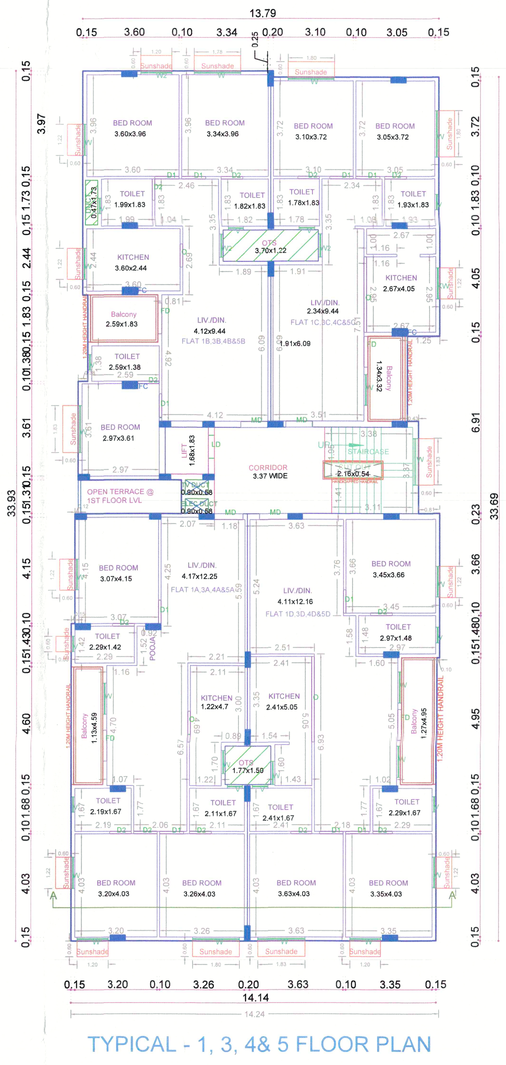
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	22
TWO WHEELER	1	1
CYCLE	-	0



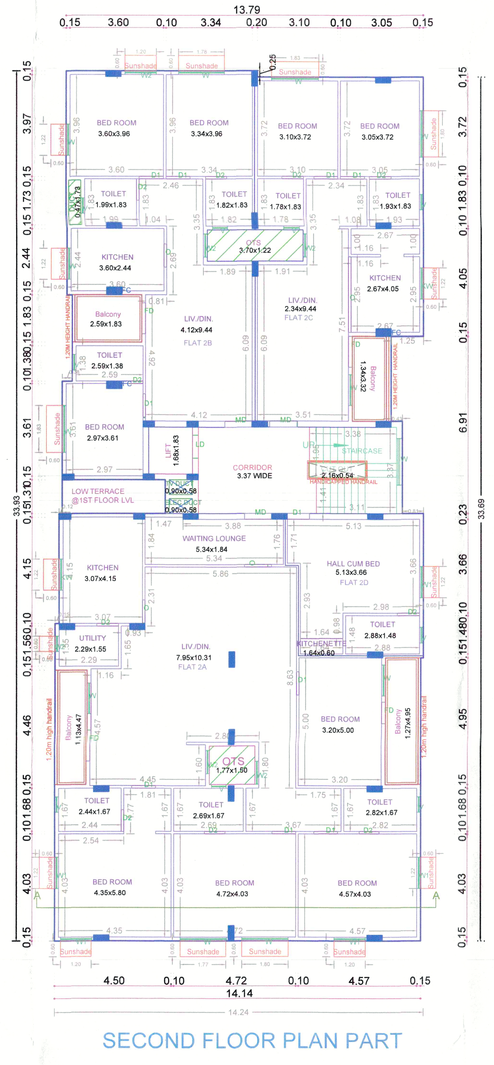
SITE PLAN



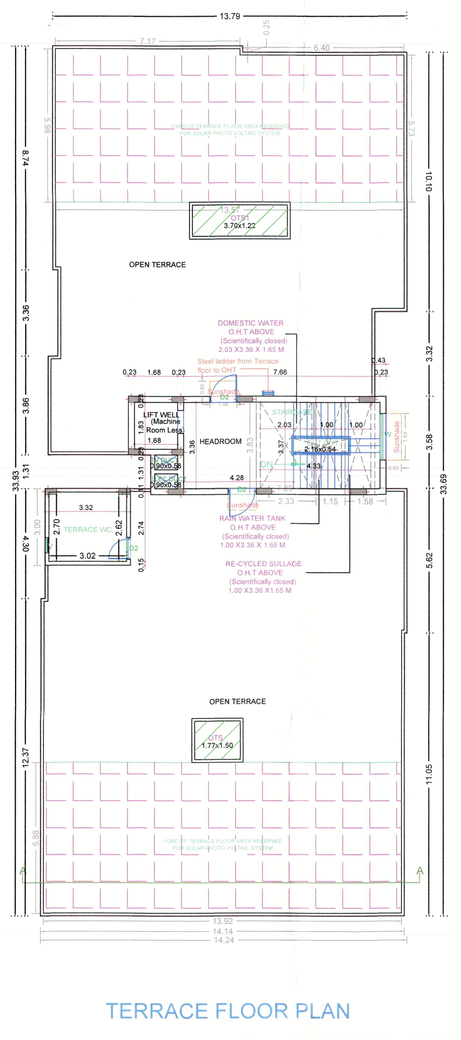
SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 3, 4& 5 FLOOR PLAN



SECOND FLOOR PLAN PART



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	26.47	0.00	0.00	0	26.47
FIRST FLOOR	0.00	449.88	0.00	0.00	4	449.88
SECOND FLOOR	0.00	449.88	0.00	0.00	4	449.88
THIRD FLOOR	0.00	449.88	0.00	0.00	4	449.88
FOURTH FLOOR	0.00	449.88	0.00	0.00	4	449.88
FIFTH FLOOR	0.00	449.88	0.00	0.00	4	449.88
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2275.87	0.00	0.00	20	2275.87

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESIDE...)		0.00	2275.87	0.00	0.00	20	2275.87
Total		0.00	2275.87	0.00	0.00	20	2275.87

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 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.

QR CODE

Signature valid

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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

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

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