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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™



P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TPP/NHRB/N/0063/2024
Dated.21/03/2024.

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

SITE PLAN	SHEET NO. 1/3

SITE PLAN

Plan showing the Proposed construction of Stilt Floor (Parking) + 5 Floors Residential Building (18.30m Height) with 40 dwelling units availing Premium FSI with TOD Benefits at Old no 8, New no.1, Nowroji Road, Chetpet, Chennai –600031 comprised in R.S.No.376/67, 68 and 85, Block no 23 of Egmore Village within the limits of Greater Chennai Corporation.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2575.00
AREA AS PER DOCUMENT	2565.42
AREA CONSIDERED FOR FSI	2565.42
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	6659.74
FSI FACTOR	2.596
COVERAGE AREA (PERCENTAGE %)	N/A

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	66	66
TWO WHEELER	0	40
CYCLE	-	0



SITE PLAN (Scale - 1:150)


AS ON SITE 30.5M
AS PER FMB 30.50M
AS ON SITE 14.80M
AS PER FMB 14.80
AS PER FMB 4.6
AS ON SITE 4.6M
AS PER FMB 9.10
AS ON SITE 9.10M
AS PER FMB 30.80
AS ON SITE 112.10 M
AS PER FMB 25.90
AS PER FMB 28.40
AS ON SITE 54.80M
AS PER FMB 26.60
AS PER FMB 24.40
AS ON SITE 15.9 M
AS PER FMB 15.90
9.00m WIDE NOWROJI ROAD
CP-1
CP-2
CP-3
CP-4
CP-5
CP-6
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CP-61
CP-62
CP-64
CP-65
CP-66
PUMP ROOM
ELECTRICAL TRANSFORMER ROOM
UNDER GROUND SUMP
LIFT-1
1.83x1.83
LIFT-2
1.83x1.83
HSC-1
HSC-2
HSC-3
HSC-4
SC-1
SC-2
SC-3
SC-4
SC-5
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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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