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

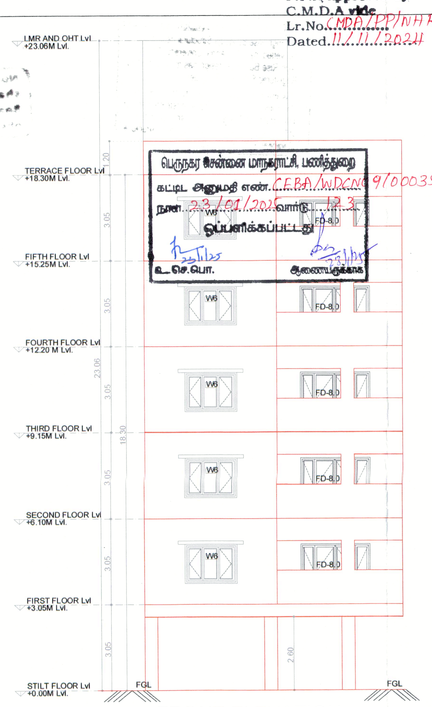
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

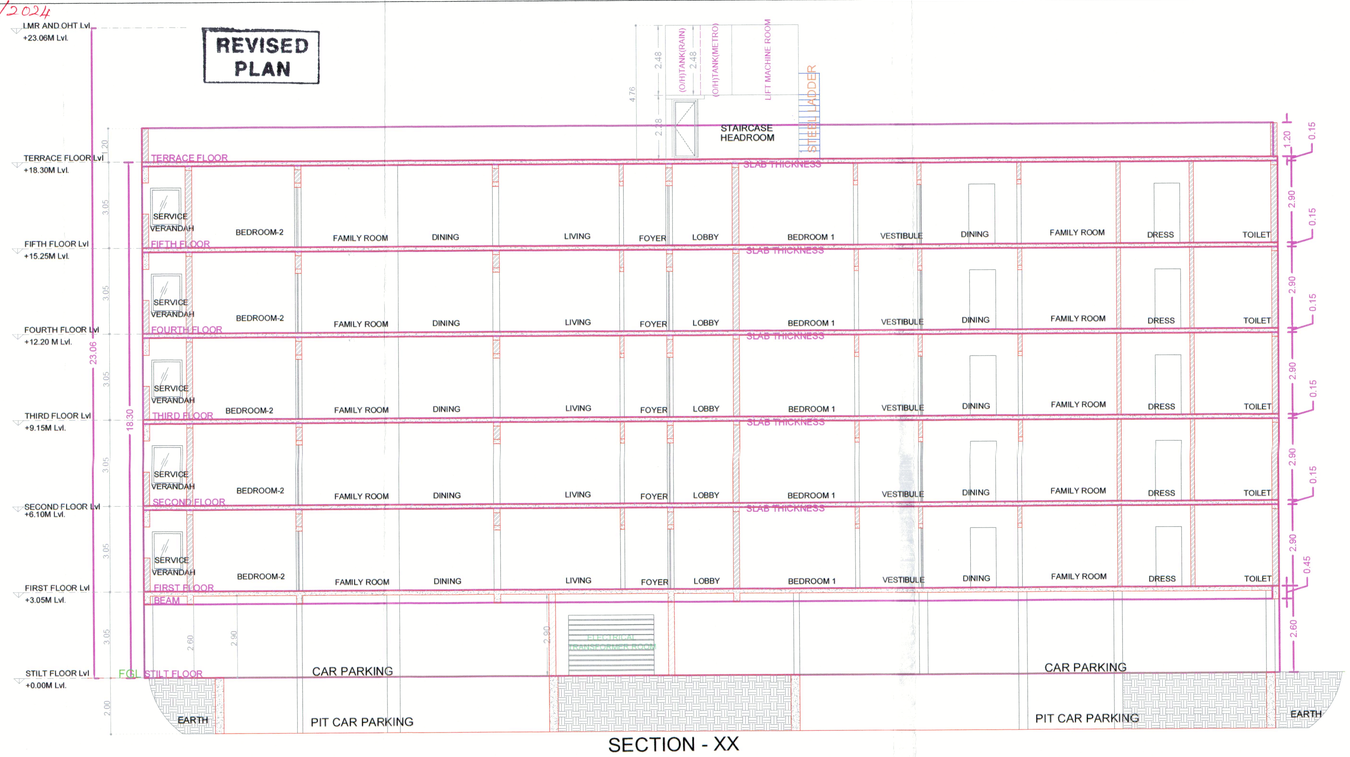


P.P.A approved by
C.M.D.A. vide
Lr.No. MMDA/MHRB/3/105TT/2024
Dated. 11/11/2024

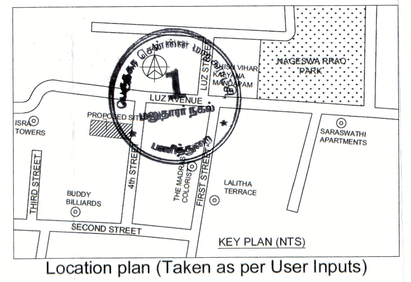
REVISED PLAN



FRONT ELEVATION



SECTION - XX



KEY PLAN (NTS)

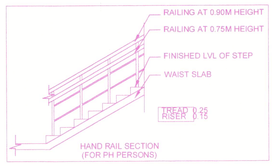
Location plan (Taken as per User Inputs)

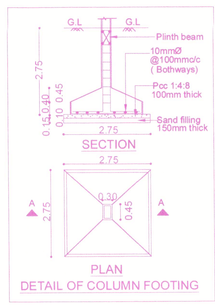
PLAN SHOWING THE REVISED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 10 DWELLING UNITS (WITH HEIGHT 18.30M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 22, DOOR NO. 42/2, 4TH STREET, LUZ AVENUE, MYLAPORE, CHENNAI-600004 AND COMPRISED IN R.S. NO. 3575 Part (AS PER DOCUMENT), AS PER PATTA NEW R.S. NO. 3575/18 IN BLOCK NO. 71 OF MYLAPORE VILLAGE, MYLAPORE TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE:- I X ; D I V I S I O N : - 1 2 3 .

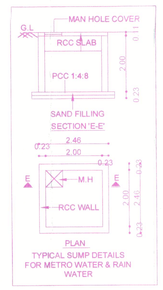
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	729.50
AREA AS PER DOCUMENT	729.65
AREA CONSIDERED FOR FSI	729.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1853.61
FSI FACTOR	2.541
COVERAGE AREA (PERCENTAGE %)	NA

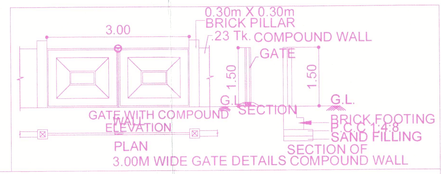
A) PARKING STATEMENT

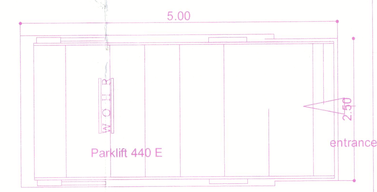
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	22
TWO WHEELER	0	0
CYCLE	-	0

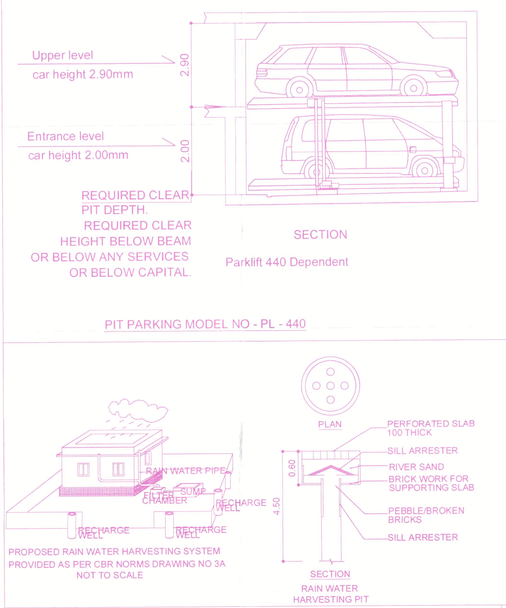


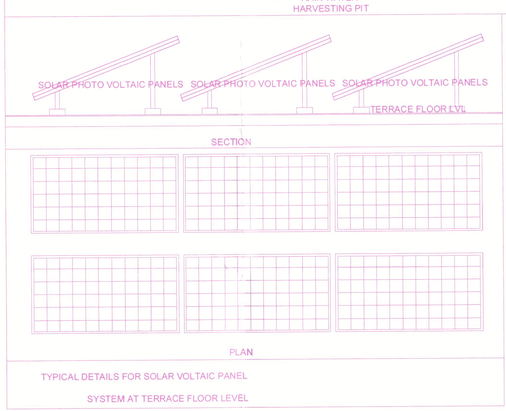


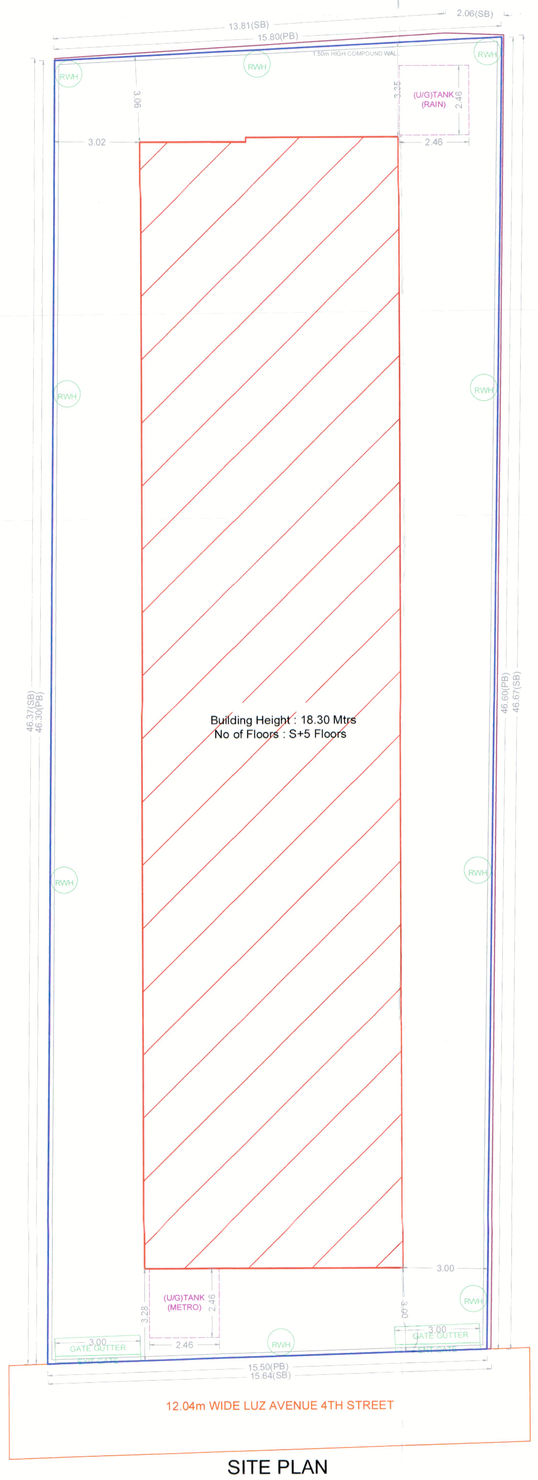




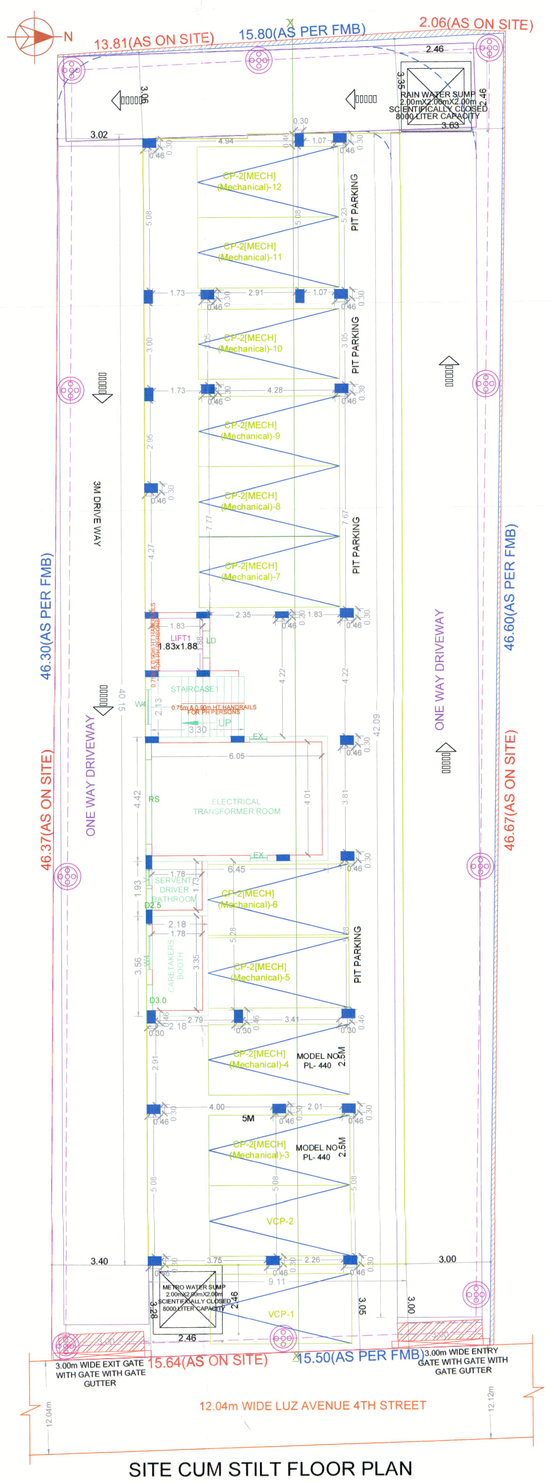




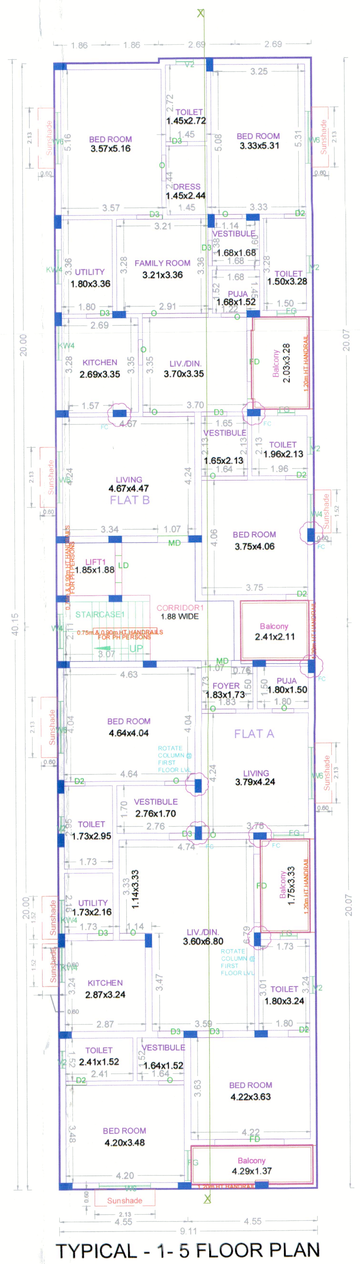




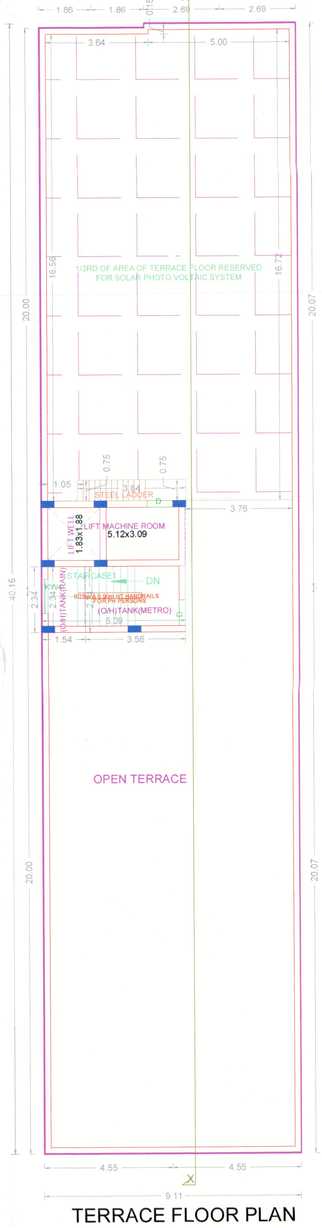
SITE PLAN



SITE CUM STILT FLOOR PLAN



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.51	0.00	0.00	0	28.51
FIRST FLOOR	0.00	365.02	0.00	0.00	2	365.02
SECOND FLOOR	0.00	365.02	0.00	0.00	2	365.02
THIRD FLOOR	0.00	365.02	0.00	0.00	2	365.02
FOURTH FLOOR	0.00	365.02	0.00	0.00	2	365.02
FIFTH FLOOR	0.00	365.02	0.00	0.00	2	365.02
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1853.61	0.00	0.00	10	1853.61

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 (RESIDE...)		0.00	1853.61	0.00	0.00	10	1853.61
Total		0.00	1853.61	0.00	0.00	10	1853.61

APPROVAL CONDITION

SCALE 1:100

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

Applicants (Owner / Developer / Power of Attorney)

For SRESHTA SUMANTH BUILDERS PVT. LTD.
Authorised Signatory

D.R.VICHITHRA, B.ARCH
Licenced Surveyor
Council of Architecture
Regn. No.:CA/2018/103889
No:190, Ganesapuram,
Balakrishna Road, Mylapore,
Chennai-600004
Cell:9790788954

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 valid
Digitally Signed by
Architect: VICHITHRA D R
Sign Date: 08/11/2024 4:58:08 PM

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

ARCH_E_(36.00_x_48.00_Inches)



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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Chennai, India

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