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3/350/2 Mettukuppam,
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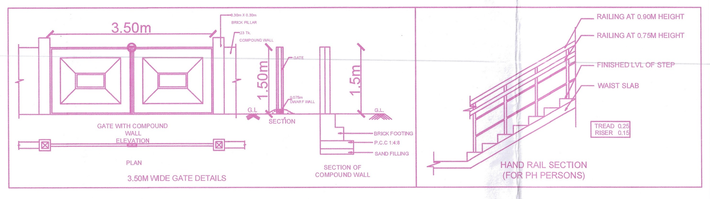
hello@verified.realestate
+91 9996 12 9996

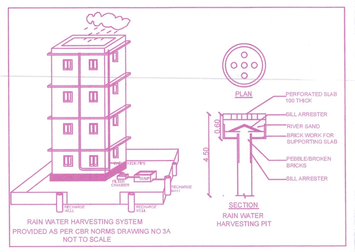
Official Property Record

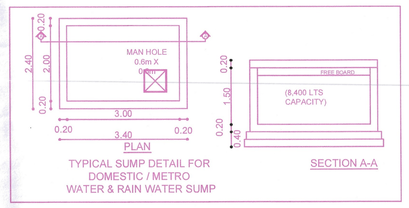
Digitally Verified Record - Powered by Verified RealEstate™



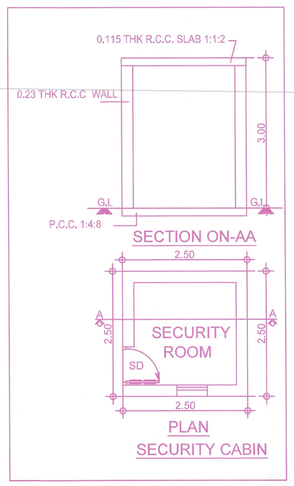
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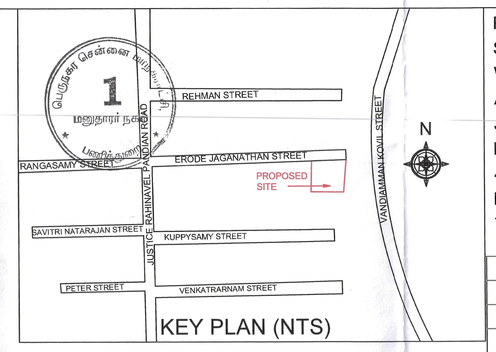






The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court





PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 15 DWELLING UNITS (WITH HEIGHT 18.30M) AVAILING PREMIUM FSI AT PLOT NO. 237 & 238, ERODE JAGANATHAN STREET, GOLDEN GEORGE NAGAR, MOGAPPAIR, CHENNAI AND COMPRISED IN OLD S.NO. 420/1A1A1A (Part), T.S. NO. 91/2 & 92, BLOCK NO. 73 OF MOGAPPAIR VILLAGE, AMBATTUR TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

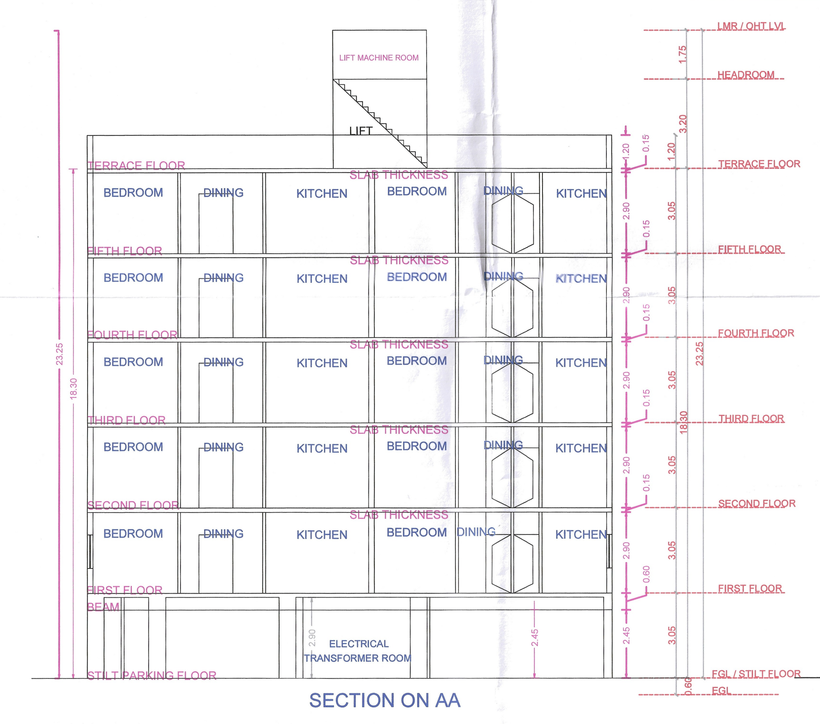
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	666.00
AREA AS PER DOCUMENT	668.90
AREA CONSIDERED FOR FSI	666.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1731.45
FSI FACTOR	2.600
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	0	0
CYCLE	-	0

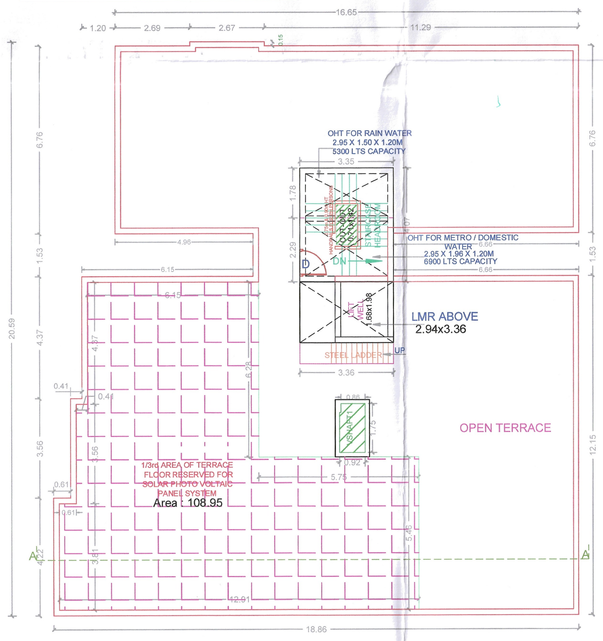
FLOOR WISE FSI STATEMENT: A (S+5_RESIDENTIAL)

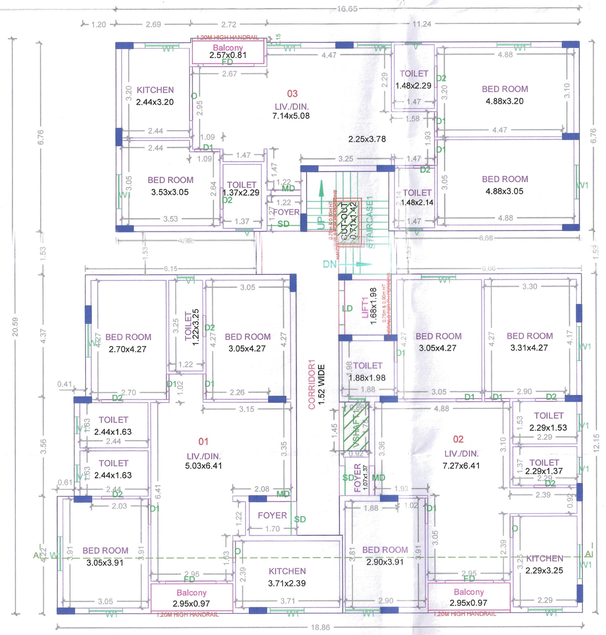
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.60	0.00	0.00	0	28.60
FIRST FLOOR	0.00	340.57	0.00	0.00	3	340.57
SECOND FLOOR	0.00	340.57	0.00	0.00	3	340.57
THIRD FLOOR	0.00	340.57	0.00	0.00	3	340.57
FOURTH FLOOR	0.00	340.57	0.00	0.00	3	340.57
FIFTH FLOOR	0.00	340.57	0.00	0.00	3	340.57
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1731.45	0.00	0.00	15	1731.45

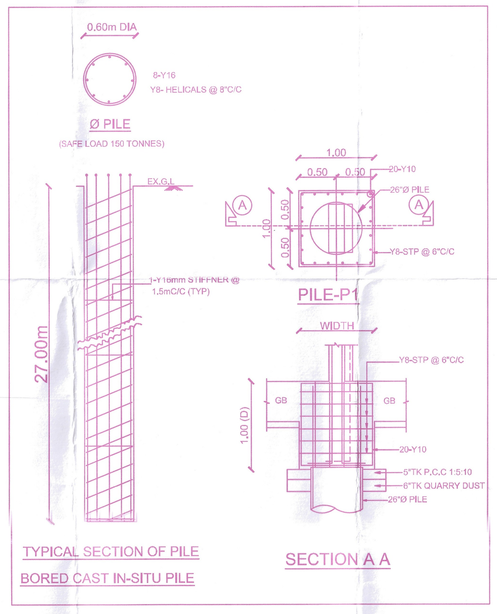


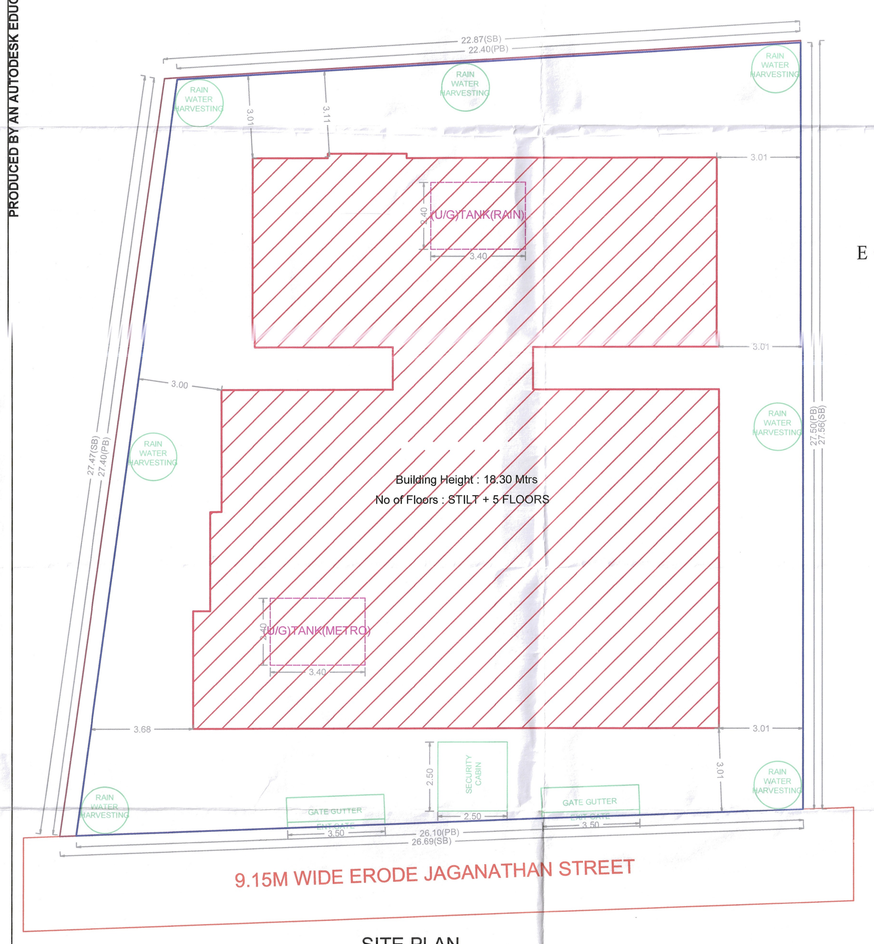
P.P.A approved by C.M.D.A vide Lr.No.CMDA/ENG/HIRE/W3631/2024 Dated.16.07.2024

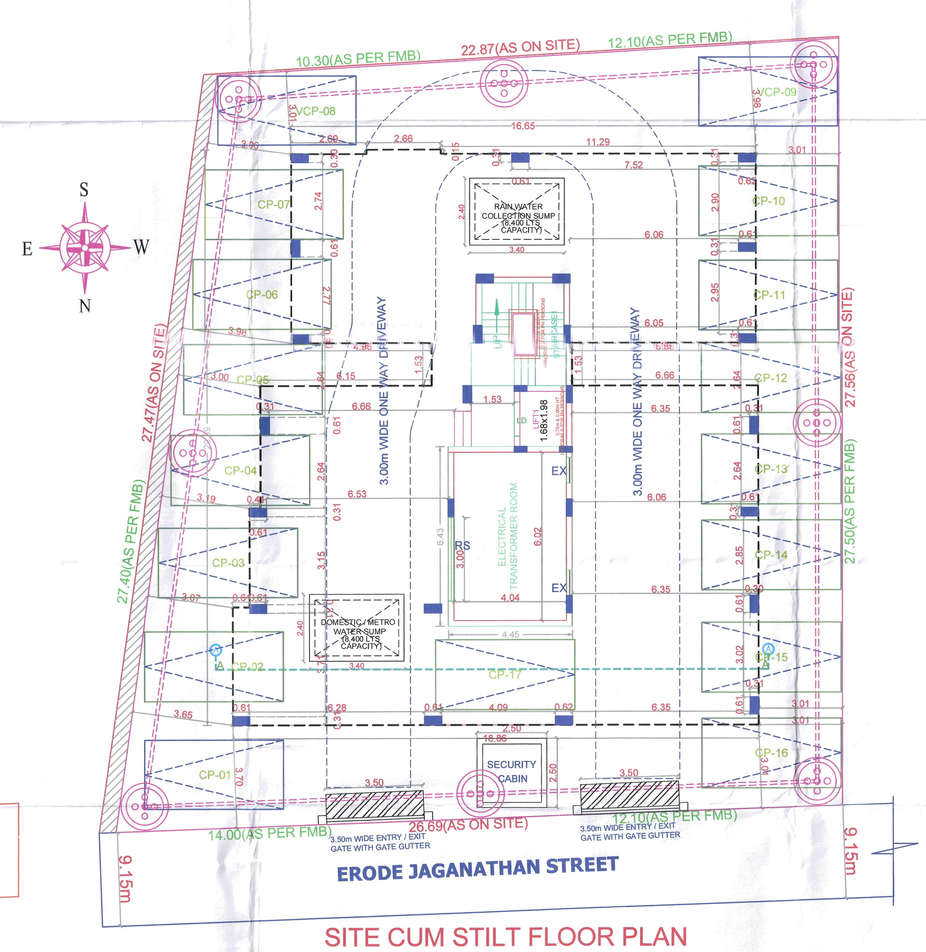












BUILDING WISE FSI STATEMENT							
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (S+5_RE...)		0.00	1731.45	0.00	0.00	15	1731.45
Total		0.00	1731.45	0.00	0.00	15	1731.45

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 POOVENDRAN
Registered Engineer Grade II
Sign Date: 07/14/2024 10:05:25 PM

APPROVAL CONDITION

SCALE 1:100

N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by Member Secretary
Name: Thiru. Poovendran
Designation: Member Secretary
Approval Date: 07/15/2024 11:06:00 AM
Form No : 4A(1)(a)

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. 1688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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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

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

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