Verified RealEstate™

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

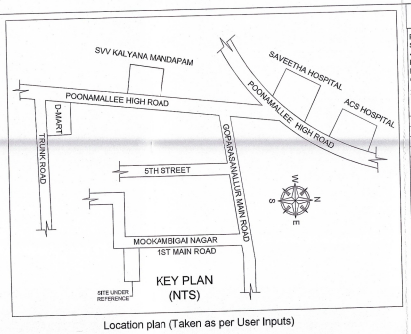
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO.1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 45 DWELLING UNITS (HEIGHT-18,30M) (AFFORDABLE HOUSING) AT MOOKAMBIGAI NAGAR 1ST MAIN ROAD, POONAMALLEE, CHENNAI COMPRISED IN OLD S.NOS-106/3 & 110/6, NEW S.NO.25/3A1A1A & AS PER PATTA S.NO.25/80 & 25/81 NOOMBAL VILLAGE, WITHIN THE LIMITS OF THIRUVERKADU MUNICIPALITY ".

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1388.00
AREA AS PER DOCUMENT	1388.69
AREA CONSIDERED FOR FSI	1388.69
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3888.49
FSI FACTOR	2.640
COVERAGE AREA (PERCENTAGE %)	N.A

A) PARKING STATEMENT

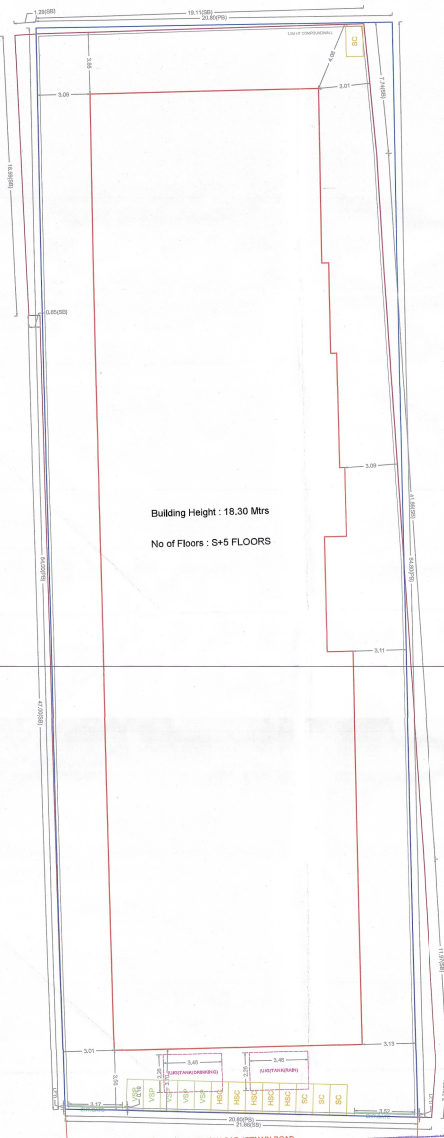
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	22	22
TWO WHEELER	56	56
CYCLE	0	0

BUILDING WISE FSI STATEMENT

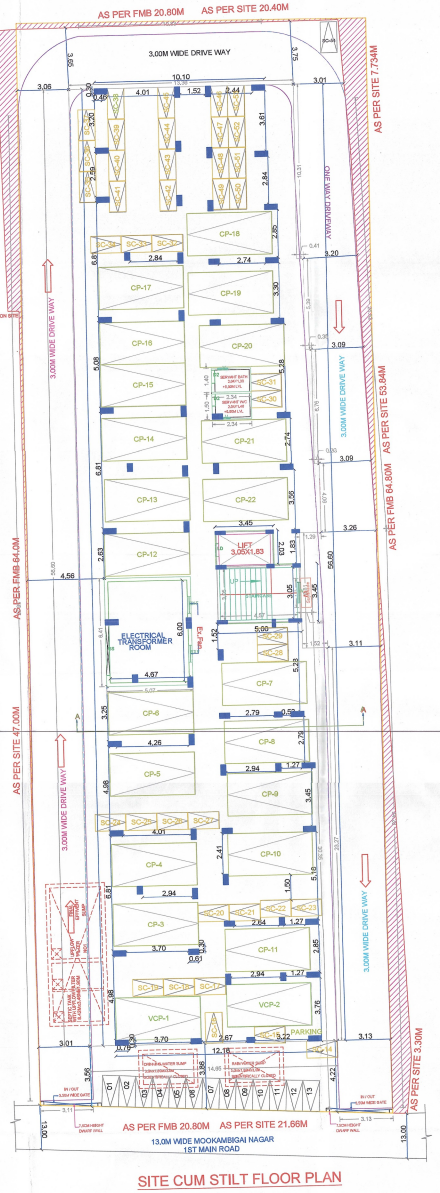
BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
BLOCK-1 (RESI)		0.00	3888.49	0.00	0.00	45	3888.49
Total		0.00	3888.49	0.00	0.00	45	3888.49

FLOOR WISE FSI STATEMENT: BLOCK (RESI)

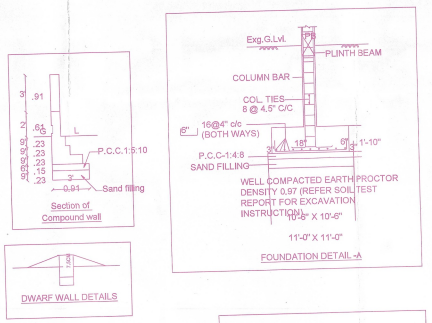
FLOORS	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	0.00	726.79	0.00	0.00	9	726.79
FOURTH FLOOR	0.00	726.79	0.00	0.00	9	726.79
THIRD FLOOR	0.00	726.79	0.00	0.00	9	726.79
SECOND FLOOR	0.00	726.79	0.00	0.00	9	726.79
FIRST FLOOR	0.00	726.79	0.00	0.00	9	726.79
STILT PARKING FLOOR	0.00	32.54	0.00	0.00	0	32.54
Total	0.00	3888.49	0.00	0.00	45	3888.49

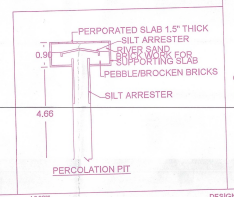


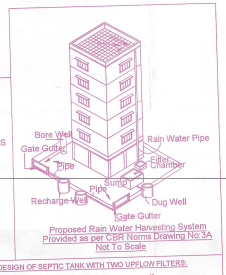
SITE PLAN

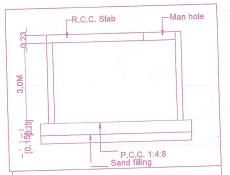


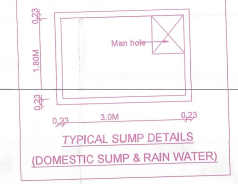
SITE CUM STILT FLOOR PLAN



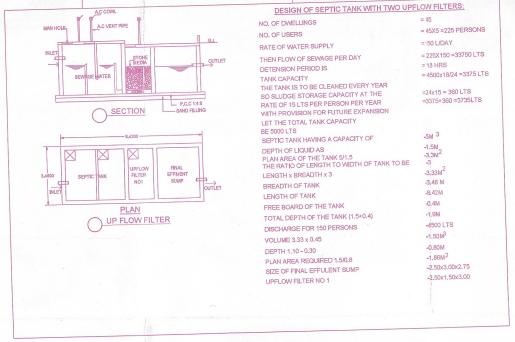


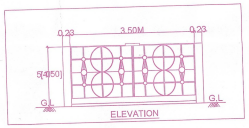






TYPICAL SUMP DETAILS
(DOMESTIC SUMP & RAIN WATER)





APPROVAL CONDITION

SCALE 1:100

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by:-
Assistant Planner:
Sign Date: 04/01/2023 11:47:44 PM
Approval No. :
Approval Date : 04/01/2023 11:47:44 PM
Permit No. : OL-0

KEY NO. 9685

QR CODE

For NATIVE ESTATES PRIVATE LIMITED
Director

Signature valid
Digitally Signed by:
Sign Date: 03/01/2023 8:22:00 PM

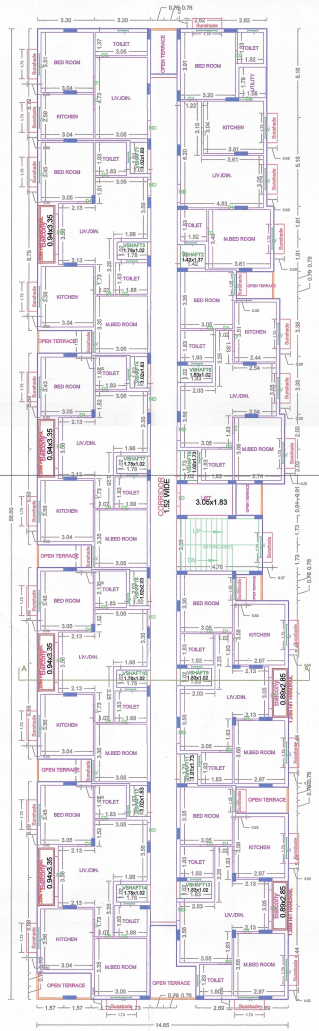
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

Applicants (Owner / Developer / Power of Attorney)

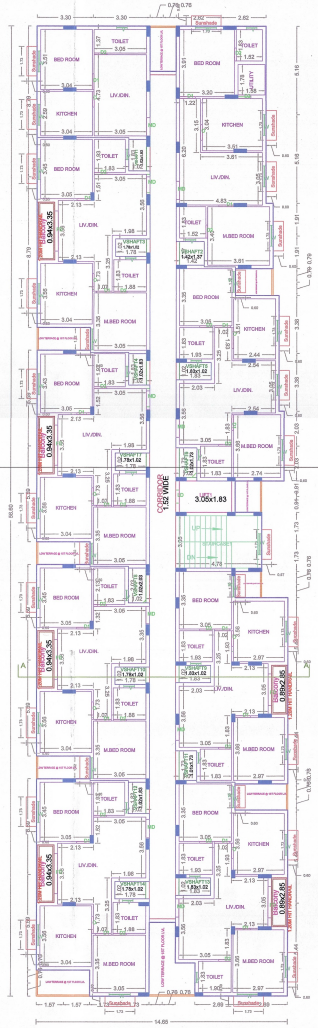
ARCH_E_(36.00_X_48.00_Inches)

FLOOR NAME	SHEET NO. 2/2

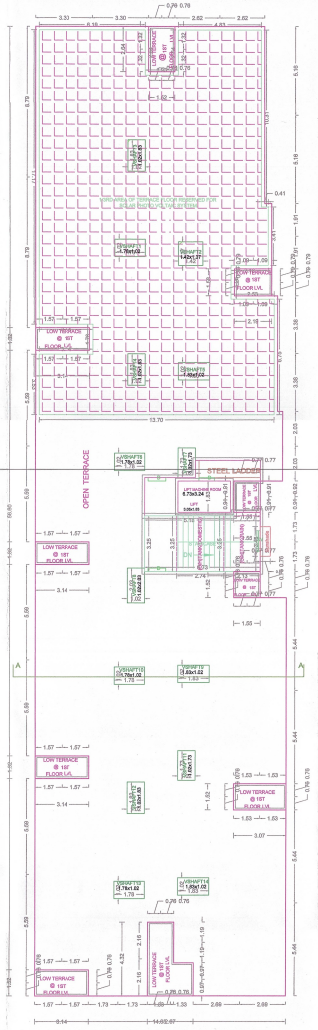
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 46 DWELLING UNITS (HEIGHT-18.30M) (AFFORDABLE HOUSING) AT MOOKAMBIGAI NAGAR 1ST MAIN ROAD, POONAMALLEE, CHENNAI COMPRISED IN OLD S.NOS-100/13 & 110/6, NEW S.NO.25/3A1A1A & AS PER PATTA S.NO.25/80 & 25/81 NOOMBAL VILLAGE, WITHIN THE LIMITS OF THIRUVERKADU MUNICIPALITY ".



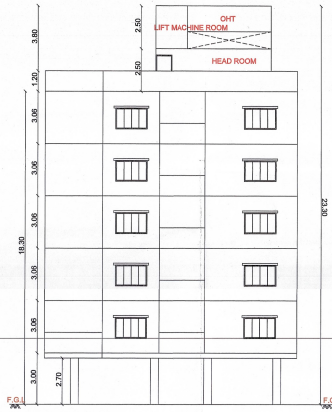
FIRST FLOOR PLAN



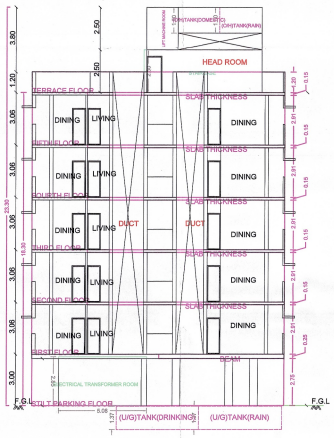
TYPICAL FLOOR PLAN
(2ND,3RD,4TH & 5TH)



TERRACE FLOOR PLAN



ELEVATION



SECTION -A

உள்ளாட்சி மன்றப் படி

APPROVAL CONDITION
SCALE 1:100

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

திருவேற்காடு நகராட்சி
ந.க.எண்.2412 /2023 /F1 நாள் 25.3.2024
இத்தடம் இளைக்கப்பெற்ற வரைபடங்கள் நகராட்சி திற்றளைகளுக்குட்பட்டவை. எனவே வழங்கப்படுகிறது
காலம் 25.3.2024 முதல் 24.3.2029 வரை
திருவேற்காடு நகராட்சி

For NATWEST ESTATES PRIVATE LIMITED
Director

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under/ Hon'ble TNCDBR, 2019 is subject to final outcome of the W.P. No.30618 of 2019 & WMP (MD) Nos. 29012 & 29013 of 2019).

For Chief(s) Planner / Chief Planner / Member-Secretary
High Rise Building / Non High Rise Building
This Approval is valid only when building Permit is issued by the concerned Local Body.

KEY NO. 9666

QR CODE

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

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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