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™



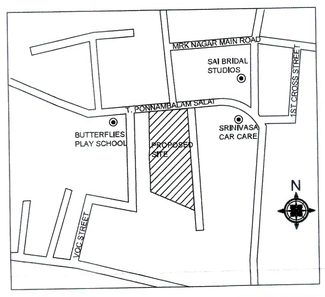
SHEET NO. 1 / 3

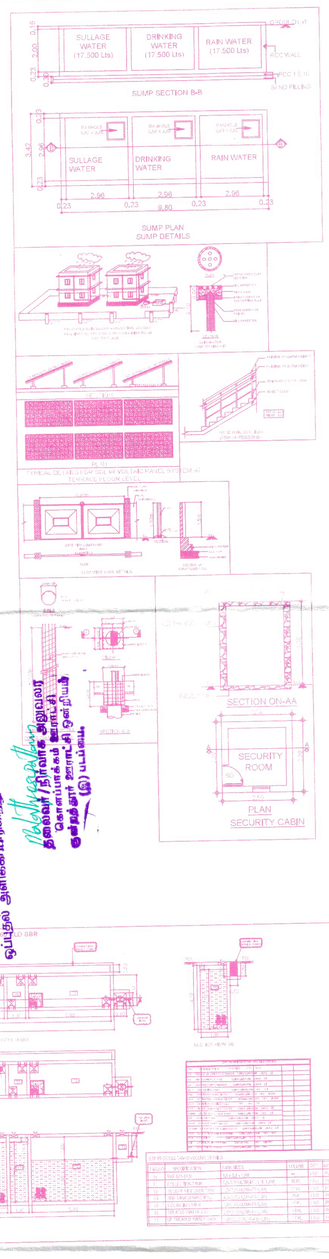
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 2 BLOCKS – BLOCK A: STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 39 DWELLING UNITS WITH ASSOCIATION ROOM AND BLOCK –B: STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 50 DWELLING UNITS –TOTALLY 89 DWELLING UNITS(AFFORDABLE HOUSING) AT PLOT NO.24,25,26,27 & 28, T.PONNAMBALAM SALAI, ALEYA GARDEN, KOLAPAKKAM, CHENNAI COMPRISED IN S. NO.132/9 OF KOLAPAKKAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3450.00
AREA AS PER DOCUMENT	3453.92
AREA CONSIDERED FOR FSI	3450.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	9585.40
FSI FACTOR	2.778
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	61	90
TWO WHEELER	70	98
CYCLE	-	0







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

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0,00	0,00	0,00	0,00	0	0,00
FIRST FLOOR	0,00	875,45	0,00	0,00	8	875,45
SECOND FLOOR	0,00	875,45	0,00	0,00	8	875,45
THIRD FLOOR	0,00	875,45	0,00	0,00	8	875,45
FOURTH FLOOR	0,00	875,45	0,00	0,00	8	875,45
FIFTH FLOOR	0,00	875,45	0,00	0,00	7	875,45
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	4377,25	0,00	0,00	39	4377,25

FLOOR WISE FSI STATEMENT: BLOCK B (S+5_RESIDENTIAL)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT FLOOR	0,00	0,00	0,00	0,00	-NIL-	0,00
FIRST FLOOR	0,00	1041,64	0,00	0,00	10	1041,64
SECOND FLOOR	0,00	1041,64	0,00	0,00	10	1041,64
THIRD FLOOR	0,00	1041,64	0,00	0,00	10	1041,64
FOURTH FLOOR	0,00	1041,64	0,00	0,00	10	1041,64
FIFTH FLOOR	0,00	1041,64	0,00	0,00	10	1041,64
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	5208,20	0,00	0,00	50	5208,20

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
BLOCK-A-1 (...)		0,00	4377,25	0,00	0,00	39	4377,25
BLOCK-B-1 (...)		0,00	5208,20	0,00	0,00	50	5304,20
Total		0,00	9585,45	0,00	0,00	89	9585,45

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

KEY NO. 4688

QR CODE

Signature valid

Applicant / Owner / Developer / Power of Attorney

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

User Defined Metric (841.00 x 2500.00MM)

UserDefinedMetric (841.00 x 1300.00MM)

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

Applicants (Owner / Developer / Power of Attorney)

KEY NO.	4488

QR CODE

For Clearly Please / Chief Planner / Superintendent)
Title block Setting / Not to scale / Setting
This Approved only valid for / Setting / Word is used for the construction

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

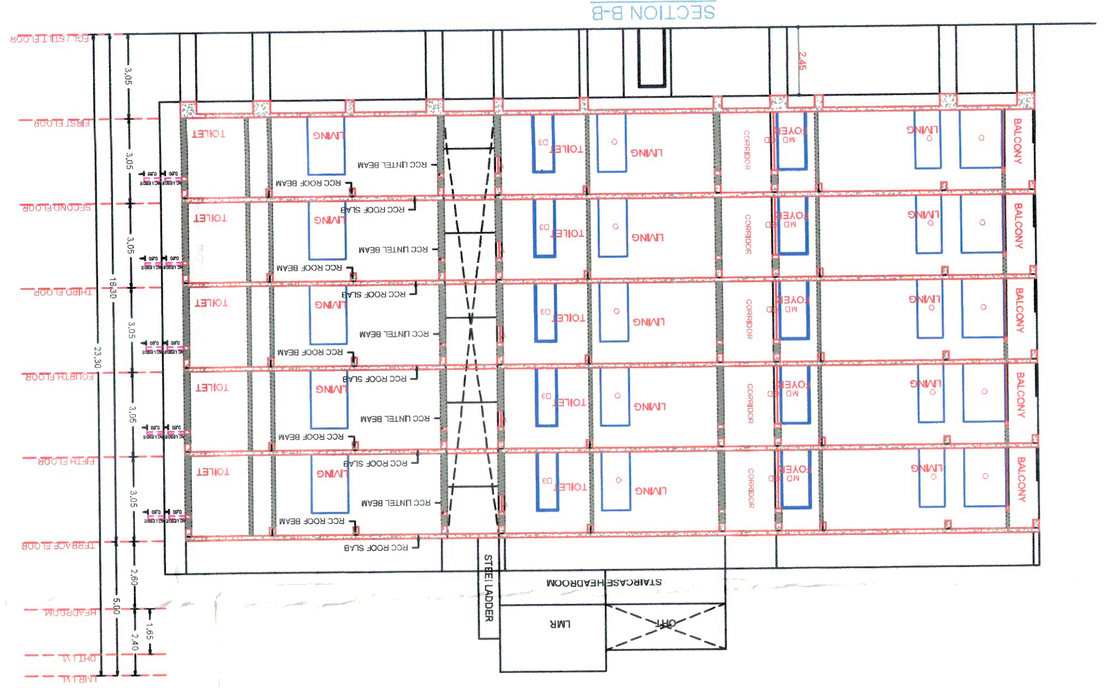
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

SCALE 1:100

APPROVAL CONDITION

This Planning Permission is issued under
the provisions of the Tamil Nadu Combined
Development and Building Rules, 2019 published in the Tamil Nadu Government Gazette (Extraordinary) No. 601 (S.R.O. No. 570) dated 11th October 2019 and the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1971).

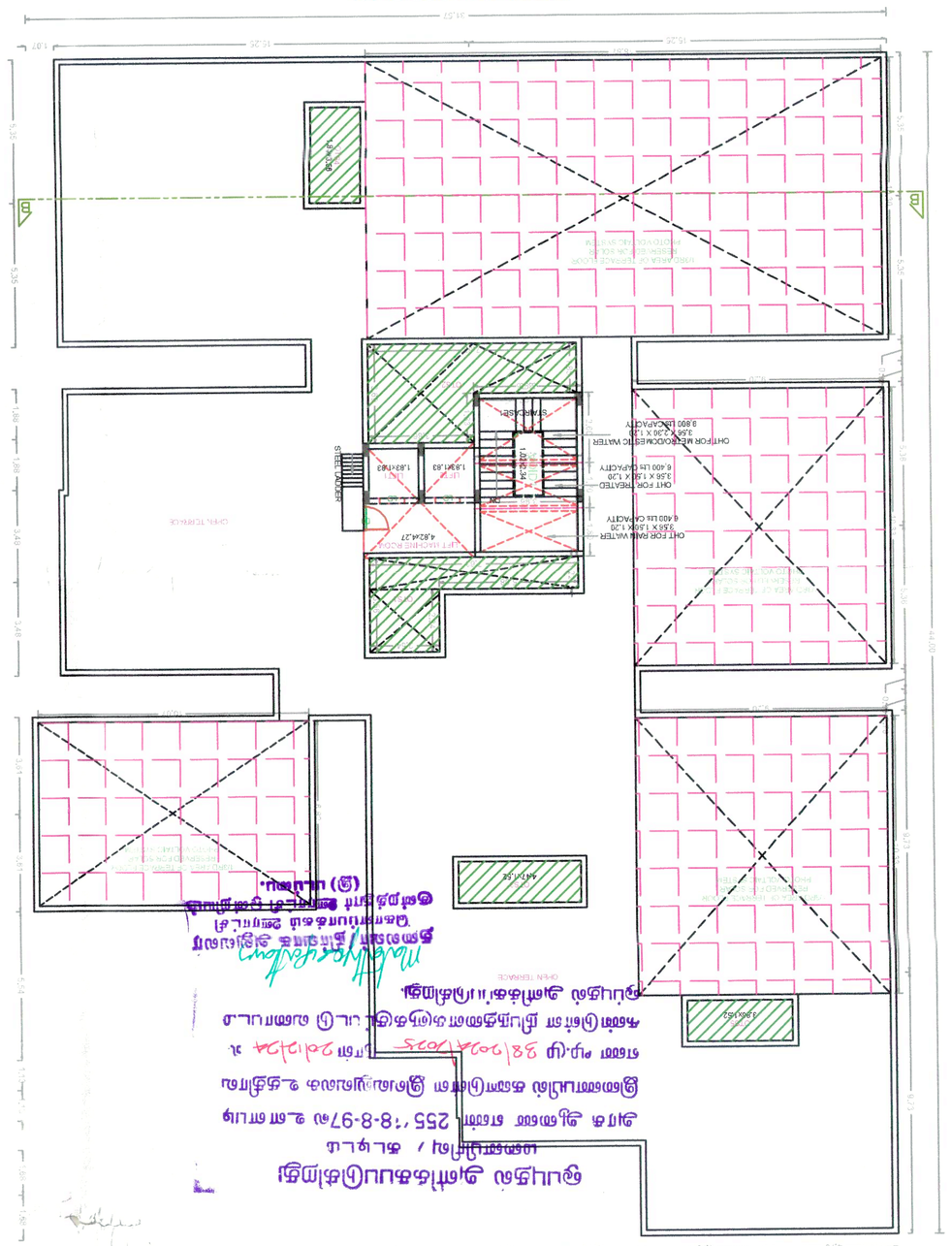
SECTION B-B
BLOCK-B



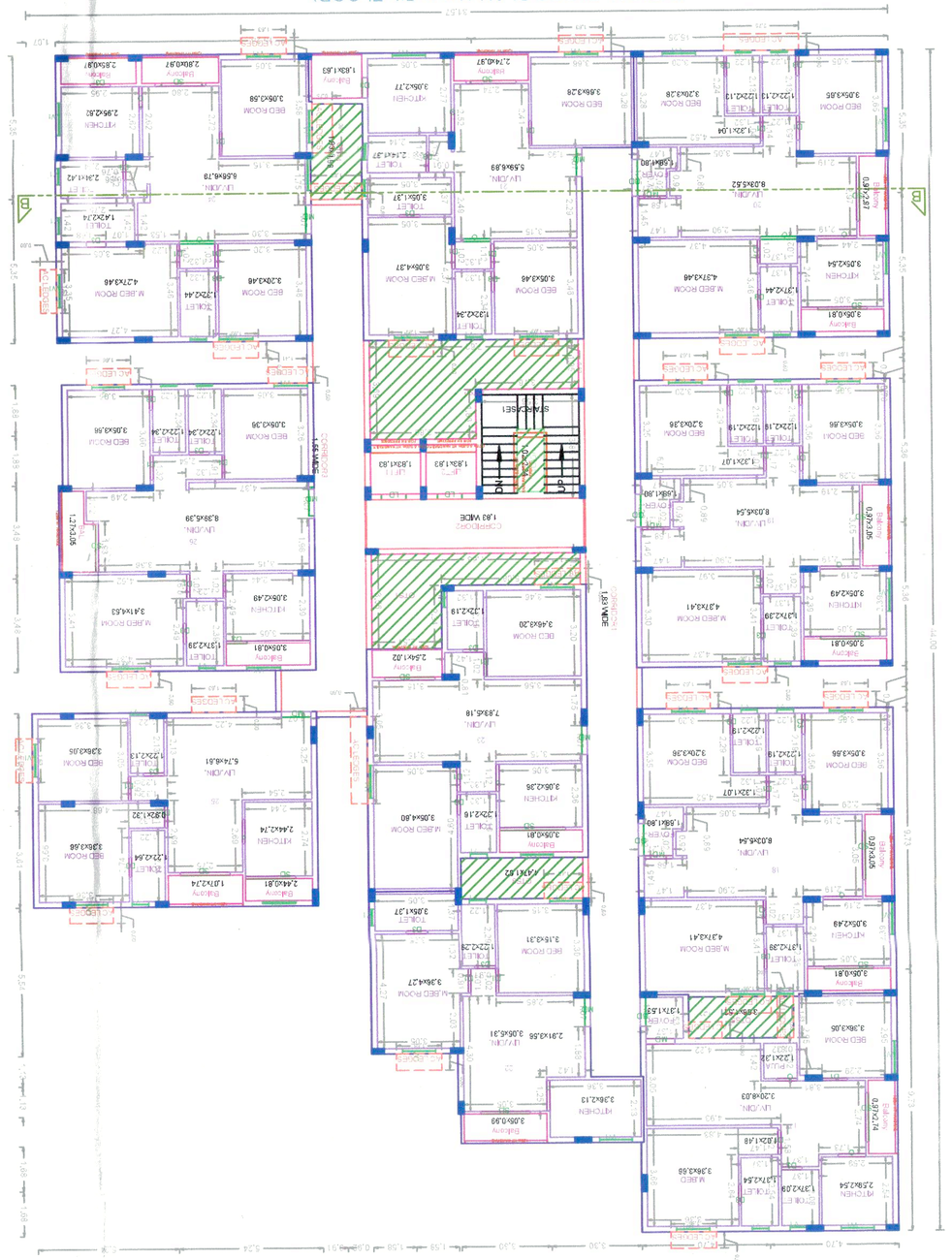
ELEVATION
BLOCK-B



TERRACE FLOOR PLAN
BLOCK-B



TYPICAL FLOOR PLAN (1ST to 5th FLOOR)
BLOCK-B

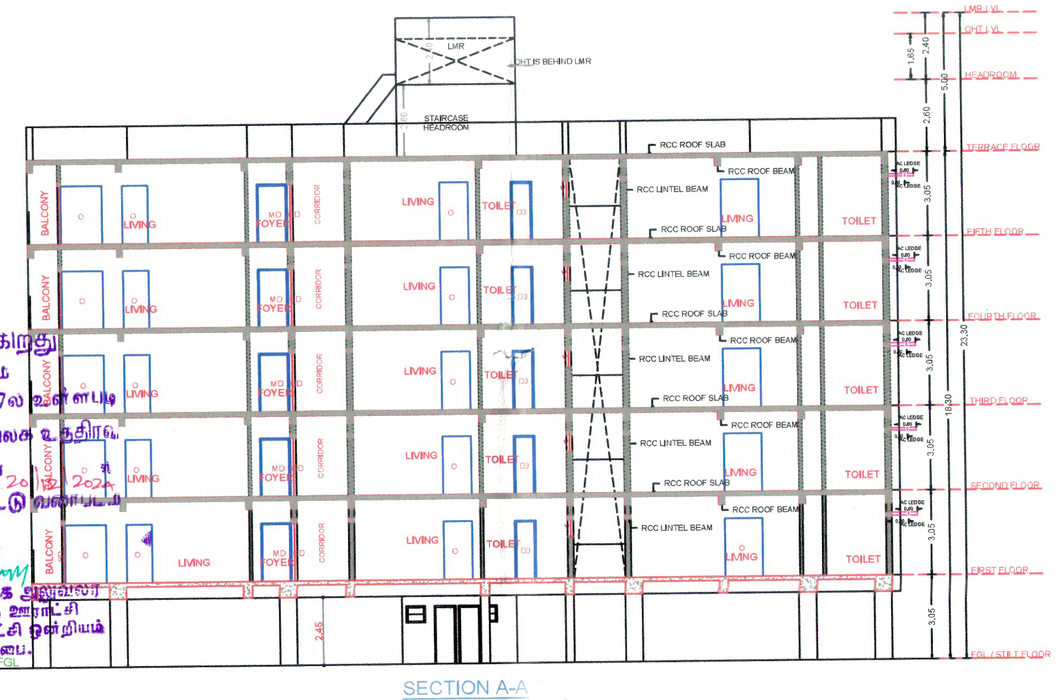


PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 2 BLOCKS – BLOCK A: STILT FLOOR + 5 FLOORS UNITS WITH ASSOCIATION ROOM AND BLOCK –B: STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 50 DWELLING UNITS -TOTALLY 89 DWELLING UNITS(APPORABLE HOUSING) AT PLOT NO.24,25,26,27 & 28, T.P.PUNNAMBALAM SALAI ALEYA GARDEN, KOLAPAKKAM, CHENNAI COMPRISED IN S NO.1329 OF KOLAPAKKAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

	SHEET NO. 3/3

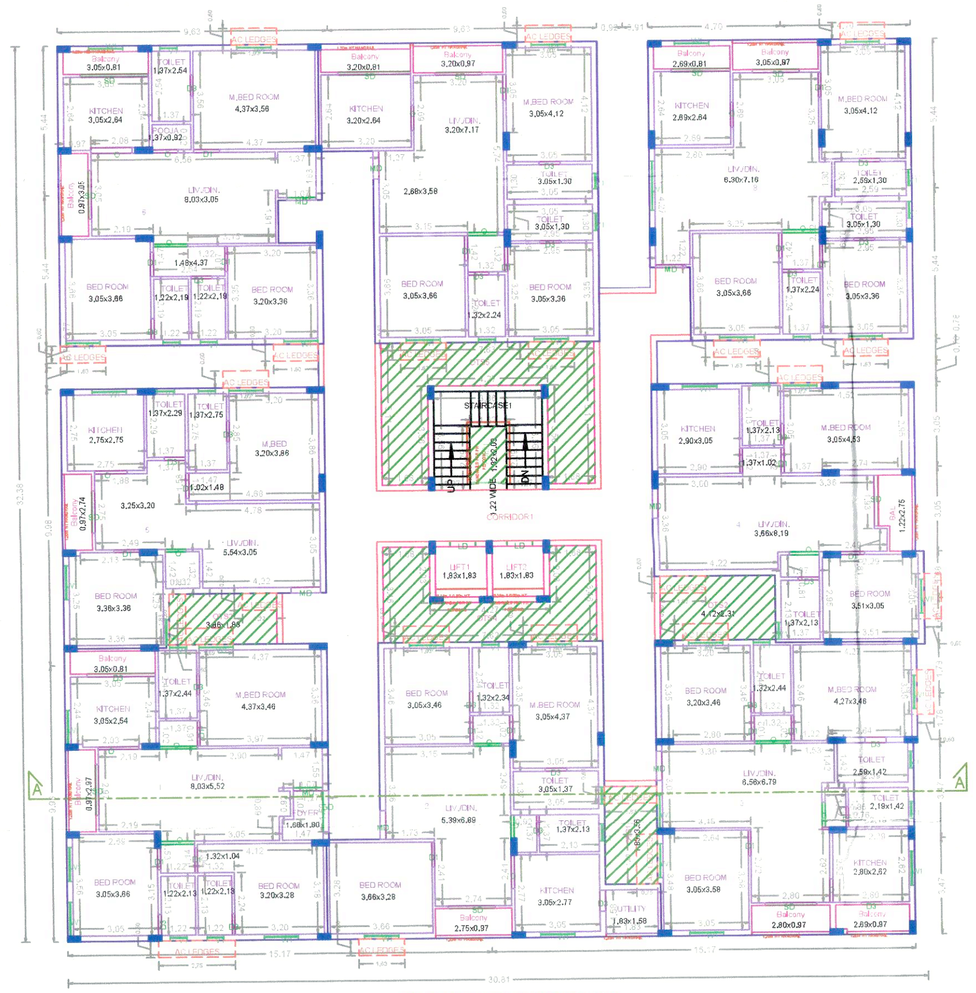


ELEVATION
BLOCK-A

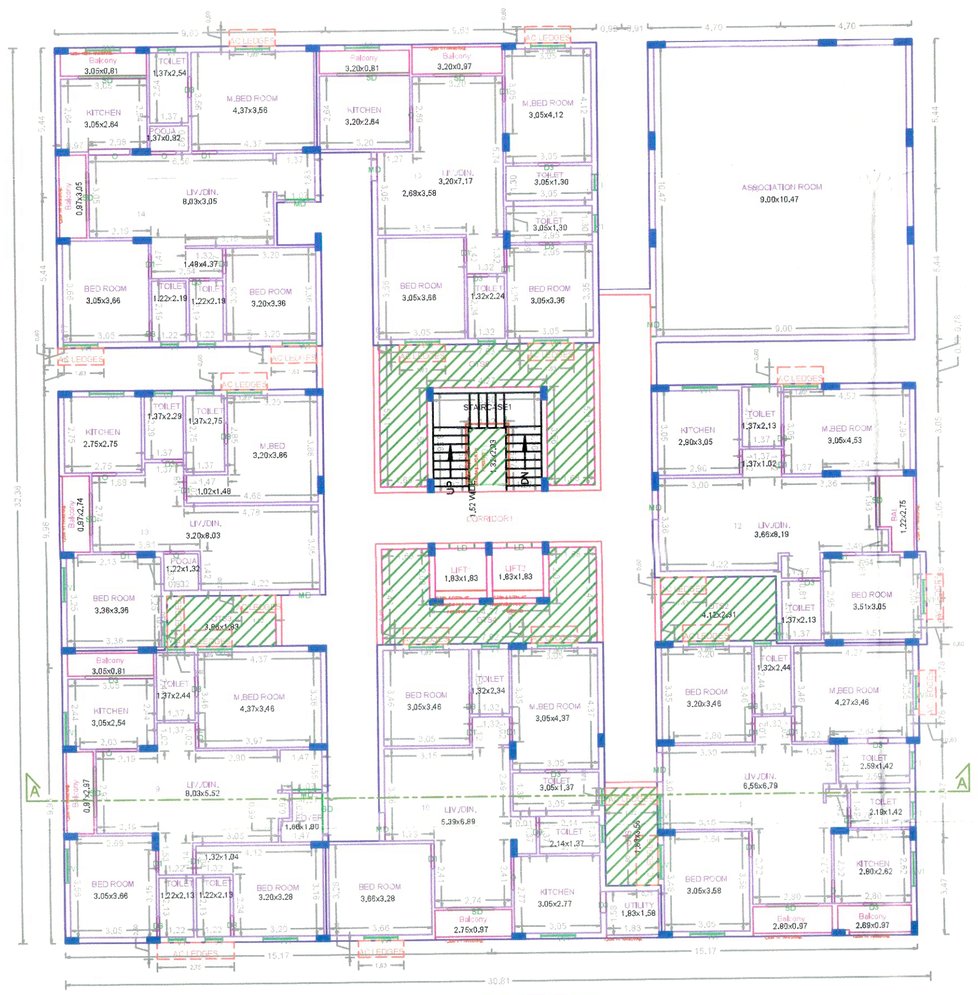


SECTION A-A
BLOCK-A

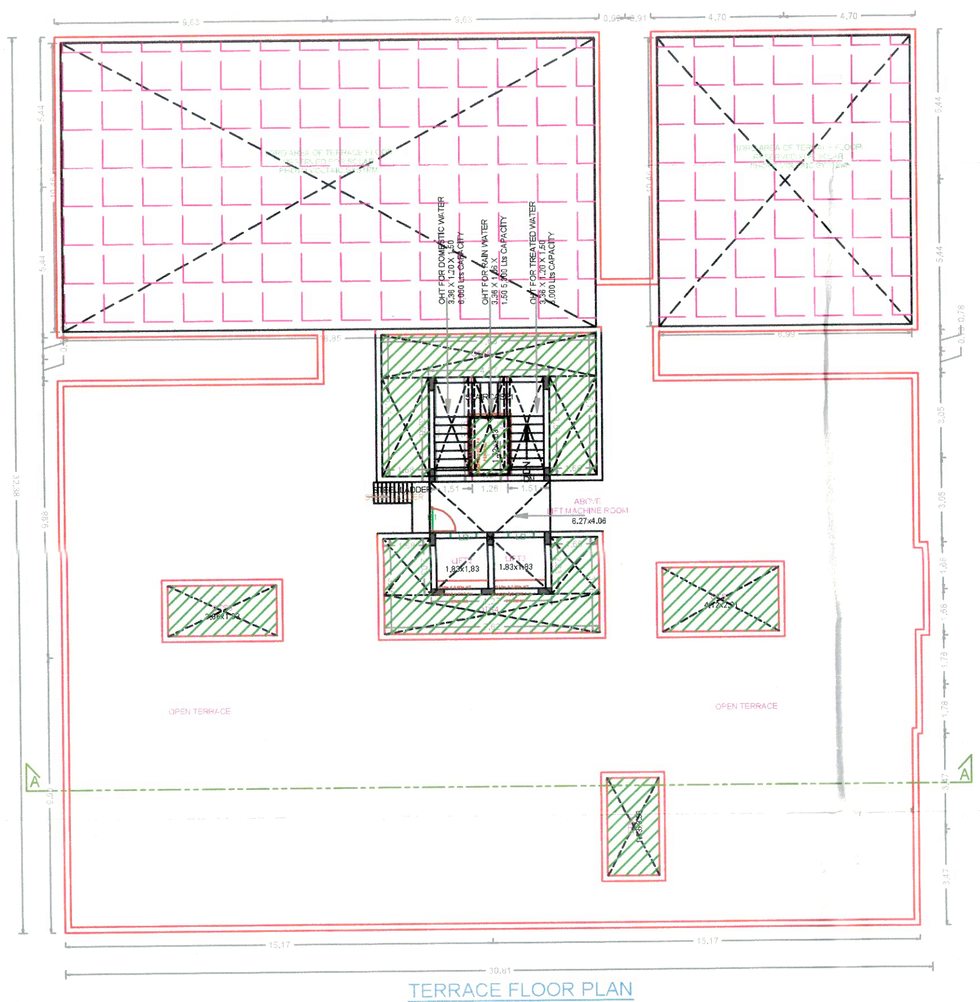
ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு / கட்டிடம்
அரசு ஆணை எண் 255/18-8-97ல் உள்ளபடி
இணையபில் கனடுள்ள இலவலுவலக உதிரிவ
எண் 4ழ.மு 38/2024/2025 நாள் 20/12/2024
கனடுள்ள நிபந்தனைகளுக்குட்பட்டு
ஒப்புதல் அனிக்கப்படுகிறது.
Malathy
தலைவர்/நிர்வாக அலுவலர்
கொளப்பாக்கம் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(தி) படப்பை.



TYPICAL FLOOR PLAN
(1st to 4th FLOOR)
BLOCK-A



FIFTH FLOOR PLAN
BLOCK-A



TERRACE FLOOR PLAN
BLOCK-A

SHEET NO. 2 / 3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 2 BLOCKS – BLOCK A: STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 39 DWELLING UNITS WITH ASSOCIATION ROOM AND BLOCK –B: STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 50 DWELLING UNITS –TOTALLY 89 DWELLING UNITS(AFFORDABLE HOUSING) AT PLOT NO.24,25,26,27 & 28, T.PONNAMBALAM SALAI, ALEYA GARDEN, KOLAPAKKAM, CHENNAI COMPRISED IN S NO.132/9 OF KOLAPAKKAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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. 4688

QR CODE

This Planning Permission issued under
Govt.Hgh.T.M(CMR)., 2019 is subject
to final outcome of the PCP,
Writ Petition No. 30744 of 2019 & WMP (MD)
Nos. 1312 & 1313 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedMetric (841.00 x 1300.00MM)



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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate