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

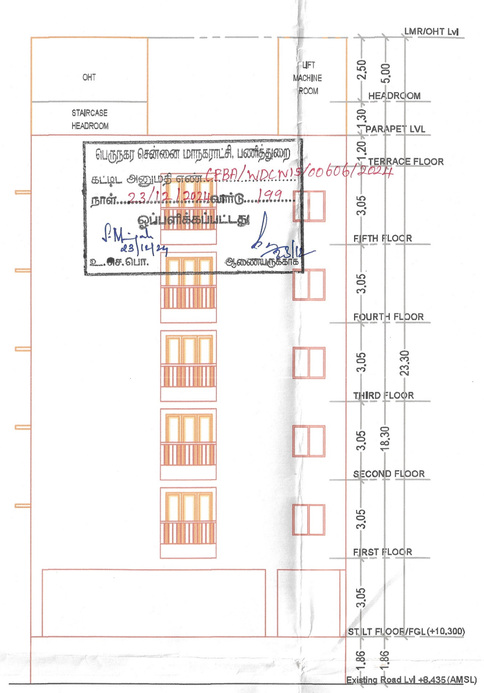
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

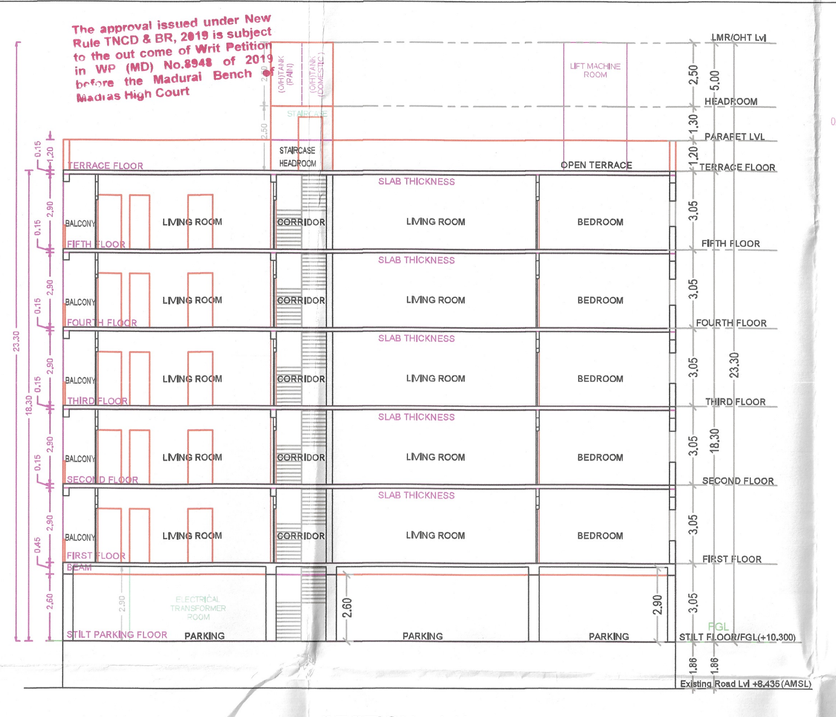


P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/N MRB/C/0707/2024
Dated. 28/10/2024

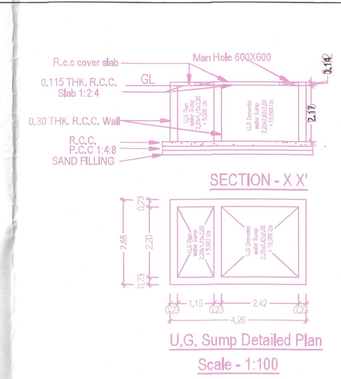
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

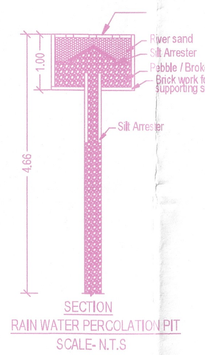


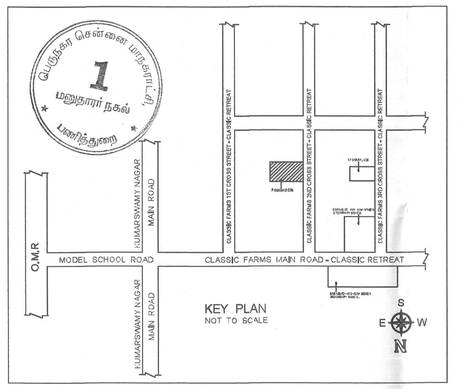
WEST ELEVATION



SECTION - AA'







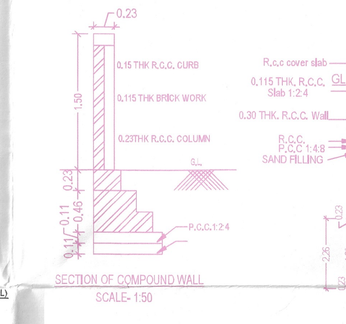
Location plan (Taken as per User Inputs)

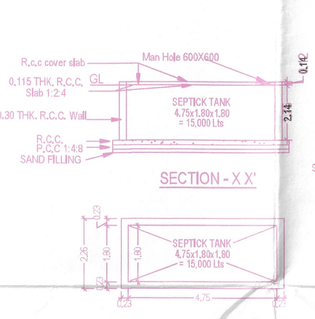
PLAN SHOWING THE PROPOSED CONSTRUCTION STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 15 DWELLINGS AVAILING PREMIUM FSI AT PLOT NO.52, 2ND CROSS STREET, CLASSIC RETREAT, SHOLLINGANALLUR, CHENNAI 600119 COMPRISED IN S.NO.590/1A8, 591/1A18 & 592/1A15 OF SHOLINGANALLUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

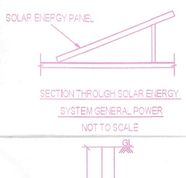
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	550.00
AREA AS PER DOCUMENT	557.41
AREA CONSIDERED FOR FSI	550.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1488.51
FSI FACTOR	2.706
COVERAGE AREA (PERCENTAGE %)	NA

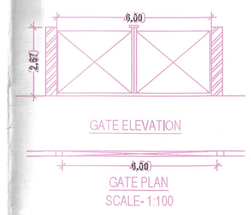
A) PARKING STATEMENT

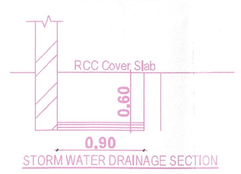
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	0	0
CYCLE	-	0









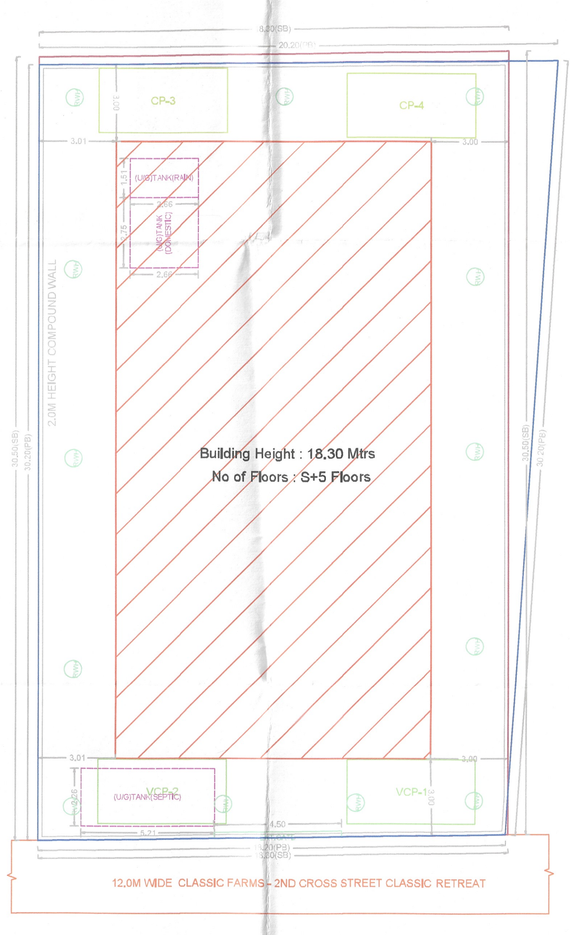


FLOOR WISE FSI STATEMENT: A (RESI)

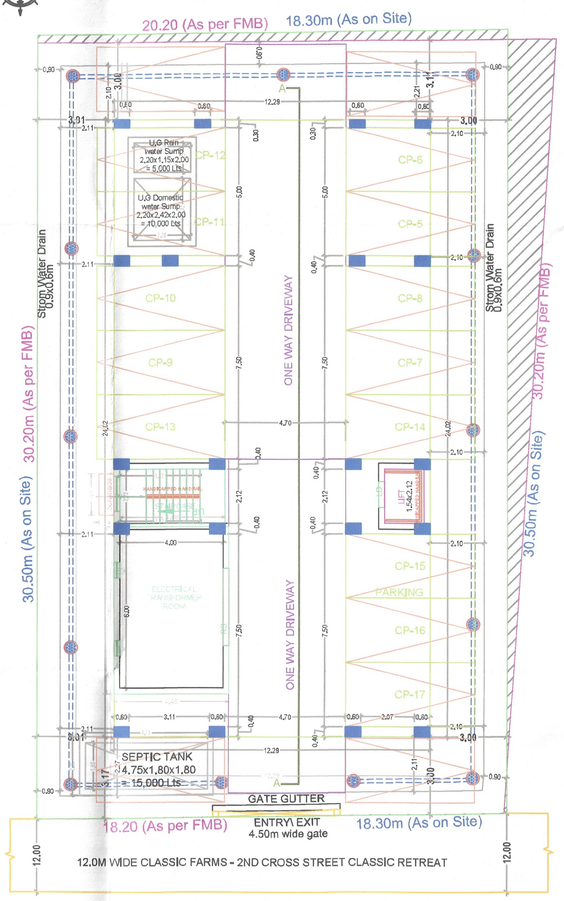
FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	29.06	0.00	0.00	0	29.06
FIRST FLOOR	0.00	291.89	0.00	0.00	3	291.89
SECOND FLOOR	0.00	291.89	0.00	0.00	3	291.89
THIRD FLOOR	0.00	291.89	0.00	0.00	3	291.89
FOURTH FLOOR	0.00	291.89	0.00	0.00	3	291.89
FIFTH FLOOR	0.00	291.89	0.00	0.00	3	291.89
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1488.51	0.00	0.00	15	1488.51

BUILDING WISE FSI STATEMENT

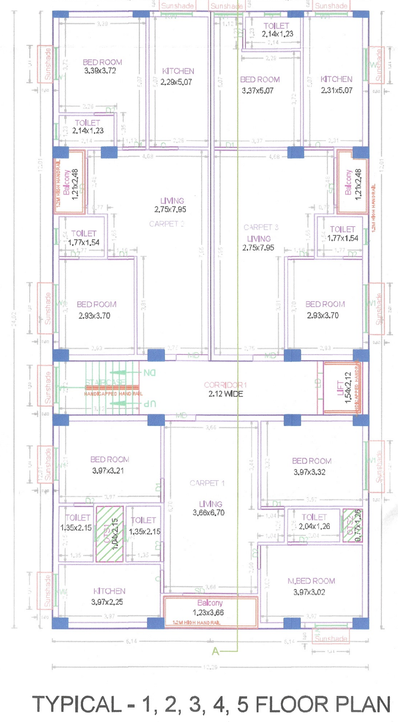
BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (RESI)		0.00	1488.51	0.00	0.00	15	1488.51
Total		0.00	1488.51	0.00	0.00	15	1488.51



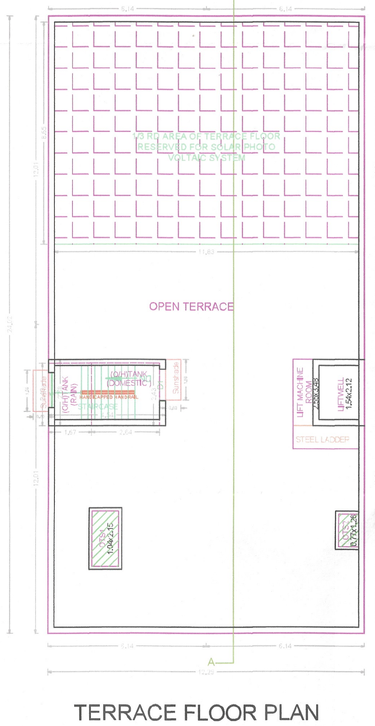
SITE PLAN



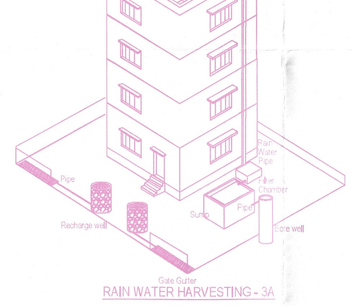
SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN



TERRACE FLOOR PLAN



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.

KEY NO. 4688

QR CODE

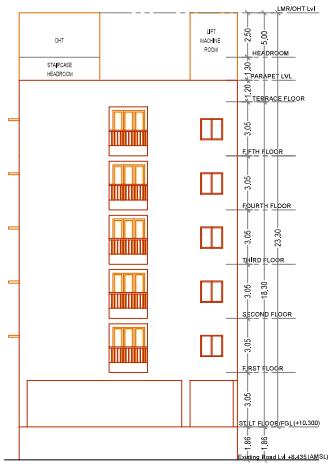
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

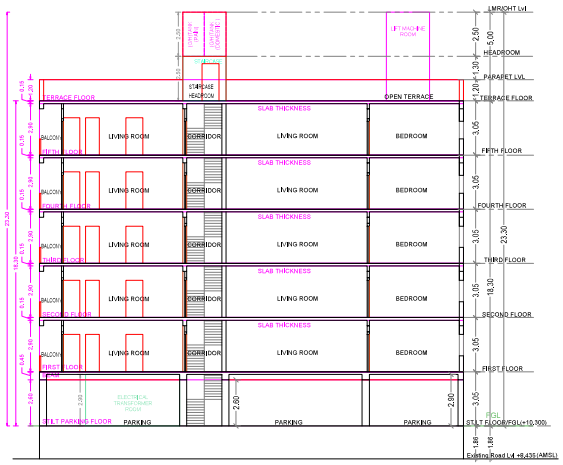
Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

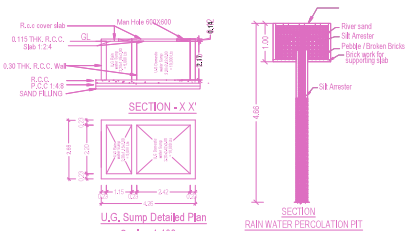
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



WEST ELEVATION



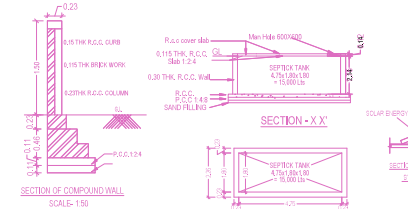
SECTION - AA'



SECTION - X X'

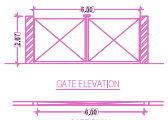
U.G. Sump Detailed Plan
Scale - 1:100

SECTION
RAIN WATER PERCOLATION PIT
SCALE- N.T.S



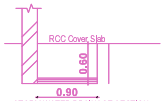
SECTION OF COMPOUND WALL
SCALE- 1:50

U.G. Septic Tank Detail
Scale - 1:100

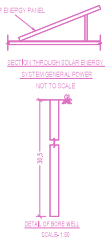


GATE ELEVATION

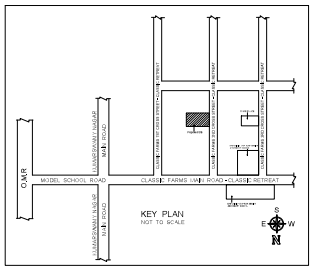
GATE PLAN
SCALE- 1:100



STORM WATER DRAINAGE SECTION



DETAIL OF BORE WELL
SCALE- 1:50



Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 15 DWELLINGS AVAILING PREMIUM FSI AT PLOT NO.52, 2ND CROSS STREET, CLASSIC RETREAT, SHOLLINGANALLUR, CHENNAI 600119 COMPRISED IN S.NO.590/1A8, 591/1A18 & 592/1A15 OF SHOLINGANALLUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	550.00
AREA AS PER DOCUMENT	557.41
AREA CONSIDERED FOR FSI	550.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1488.51
FSI FACTOR	2.706
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

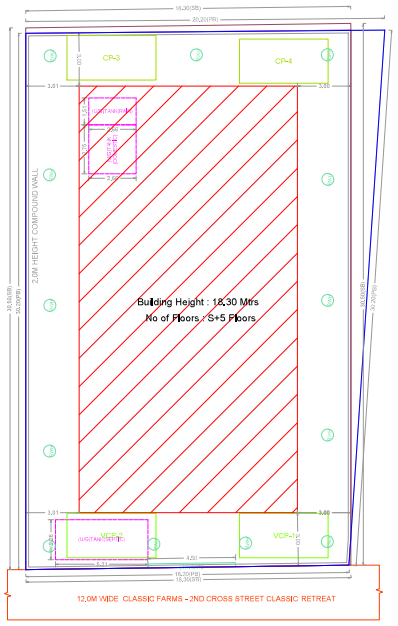
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (RESI)

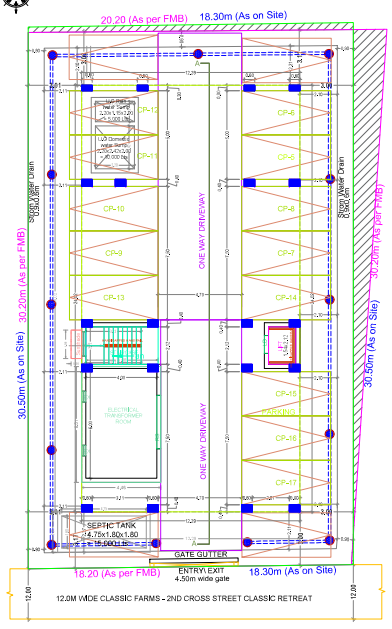
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	29.06	0.00	0.00	0	29.06
FIRST FLOOR	0.00	291.89	0.00	0.00	3	291.89
SECOND FLOOR	0.00	291.89	0.00	0.00	3	291.89
THIRD FLOOR	0.00	291.89	0.00	0.00	3	291.89
FOURTH FLOOR	0.00	291.89	0.00	0.00	3	291.89
FIFTH FLOOR	0.00	291.89	0.00	0.00	3	291.89
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1488.51	0.00	0.00	15	1488.51

BUILDING WISE FSI STATEMENT

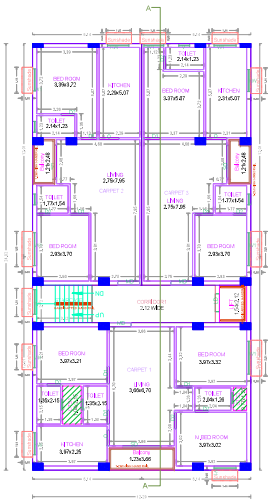
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	1488.51	0.00	0.00	15	1488.51
Total		0.00	1488.51	0.00	0.00	15	1488.51



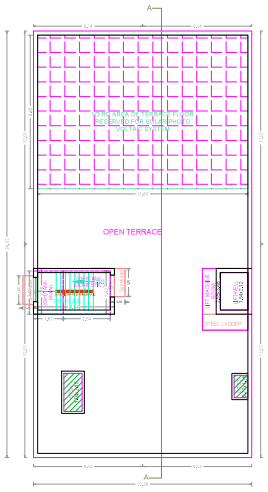
SITE PLAN



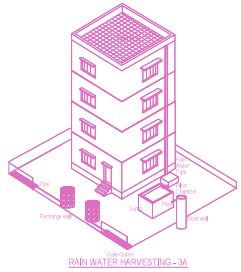
SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN



TERRACE FLOOR PLAN



RAIN WATER HARVESTING - 3A

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.

KEY NO. 4688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_X_1189.00_MM)



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