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

hello@verified.realestate
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Official Property Record

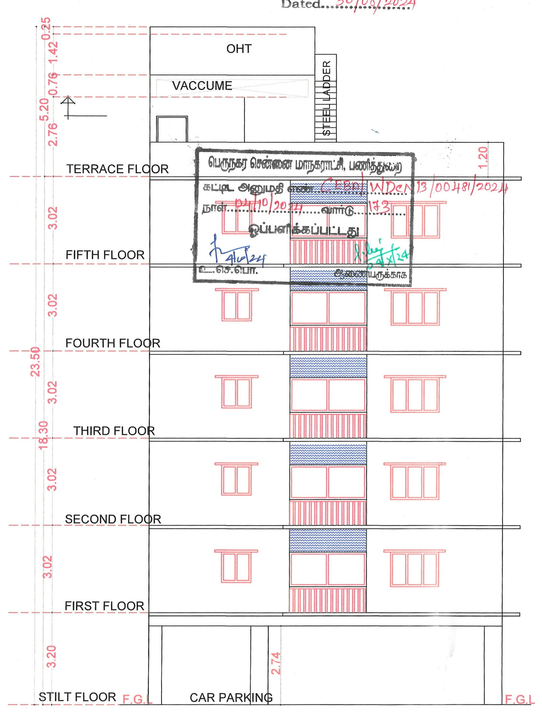
Digitally Verified Record - Powered by Verified RealEstate™



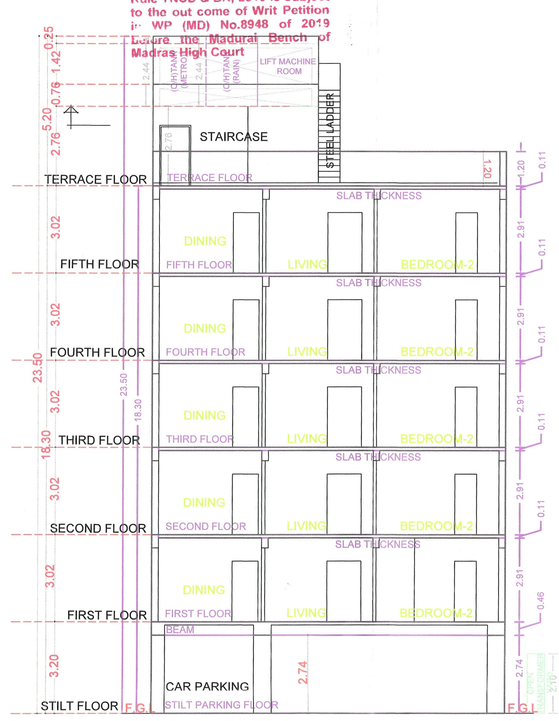
ORIGINAL

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated

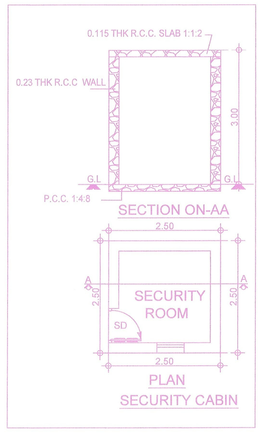
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

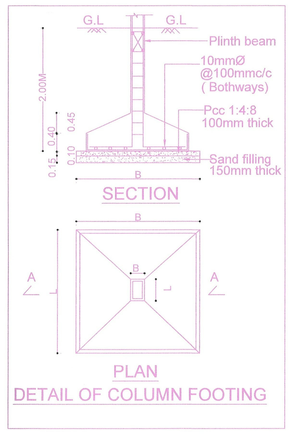


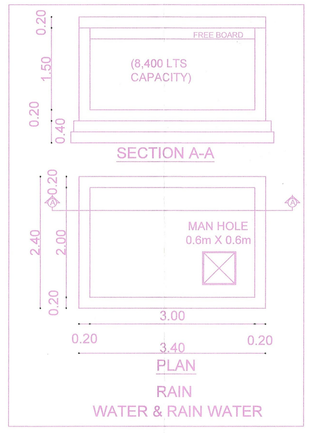
FRONT ELEVATION

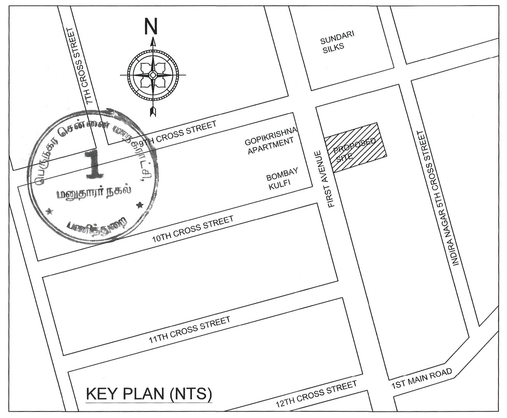


SECTION-AA









Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED 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. 397, DOOR NO. 81/39, FIRST AVENUE, INDIRA NAGAR, ADYAR, CHENNAI-600 020 AND COMPRISED IN R.S. NO. 5/2 Part (AS PER DOCUMENT), AS PER PATTA NEW R.S. NO. 3, BLOCK NO. 15 OF KALIKUNDRAM VILLAGE, VELACHERRY TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	559.00
AREA AS PER DOCUMENT	557.41
AREA AS CONSIDERED FOR FSI	557.41
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1407.15
FSI FACTOR	2.524
COVERAGE AREA (PERCENTAGE %)	281.43 (50.34%)

A) PARKING STATEMENT

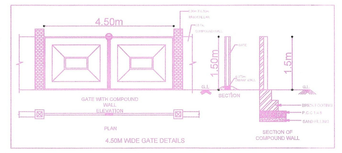
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	14
TWO WHEELER	0	0
CYCLE	-	0

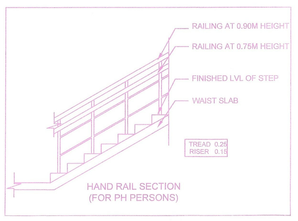
FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

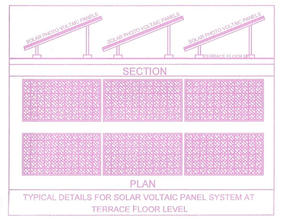
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	281.43	0.00	0.00	2	281.43
SECOND FLOOR	0.00	281.43	0.00	0.00	2	281.43
THIRD FLOOR	0.00	281.43	0.00	0.00	2	281.43
FOURTH FLOOR	0.00	281.43	0.00	0.00	2	281.43
FIFTH FLOOR	0.00	281.43	0.00	0.00	2	281.43
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1407.15	0.00	0.00	10	1407.15

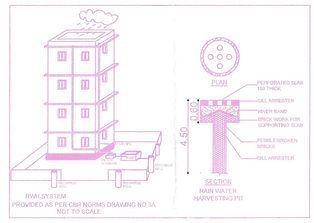
BUILDING WISE FSI STATEMENT

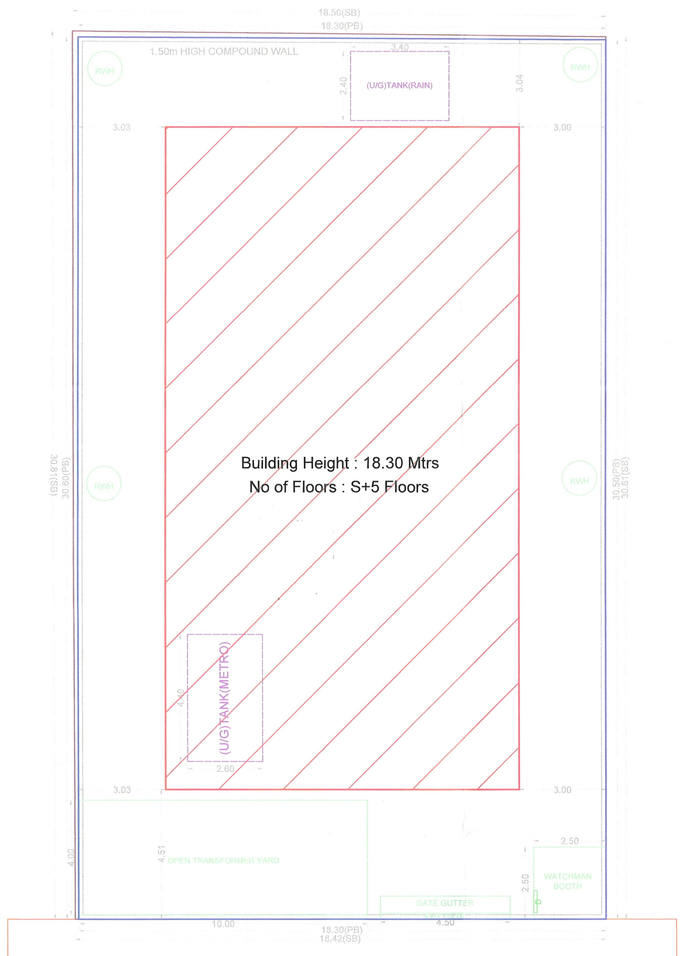
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESIDE...)		0.00	1407.15	0.00	0.00	10	1407.15
Total		0.00	1407.15	0.00	0.00	10	1407.15



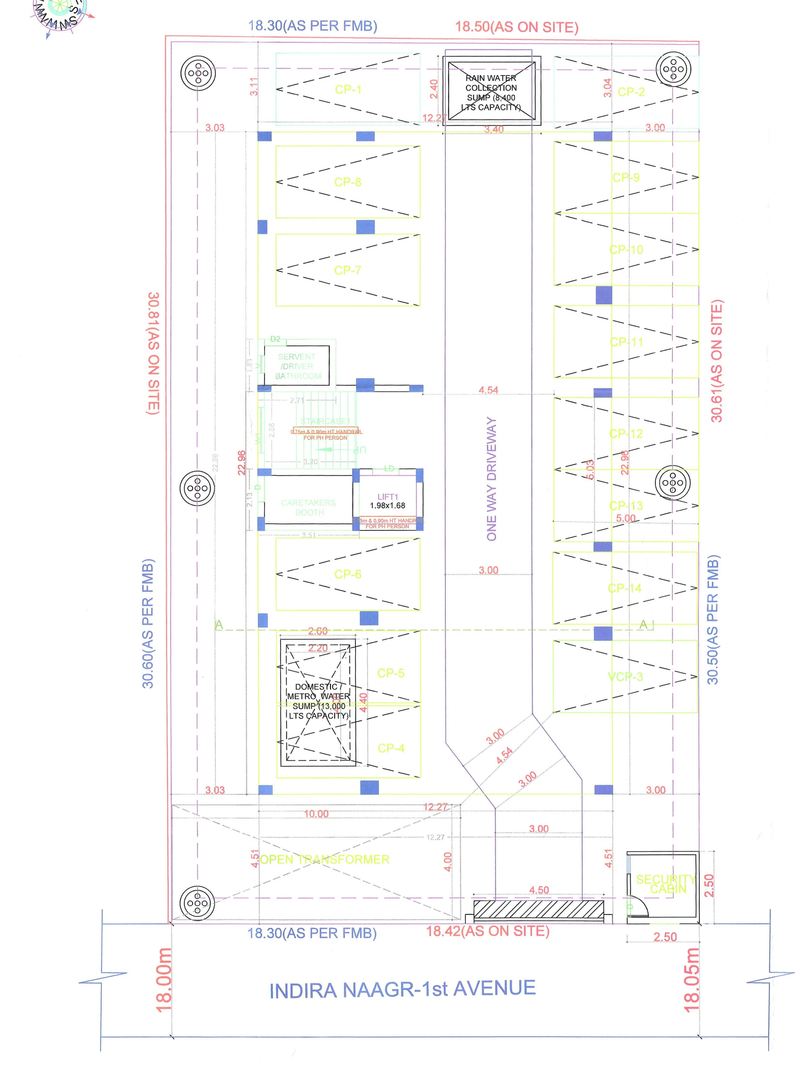




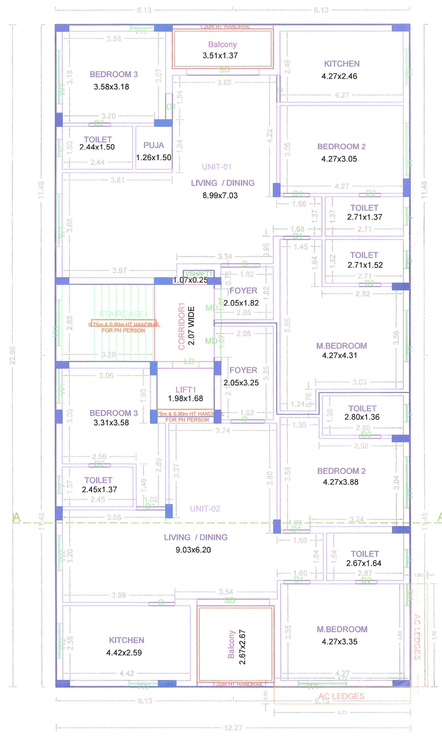




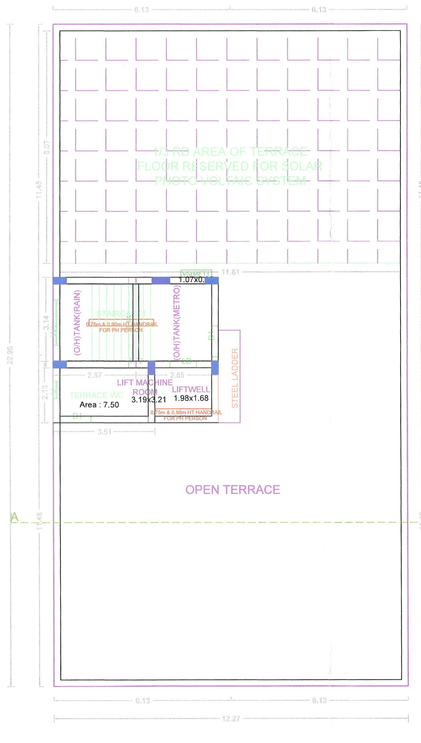
SITE PLAN



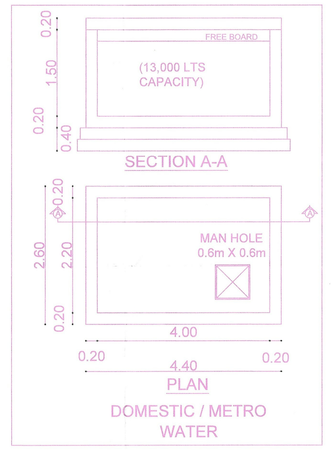
SITE CUM STILT FLOOR PLAN



TYPICAL - 1- 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. 5788

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 VMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: THIRUVAYA RAMESH
Sign Date: 08/2/2024 3:28:42 PM

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



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Compliance & Special Services

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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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