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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.
Dated...

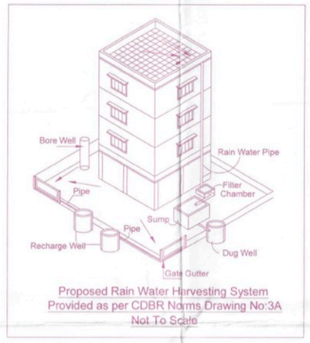
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2018 before the Madurai Bench of Madras High Court.



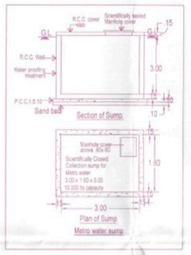

ELEVATION

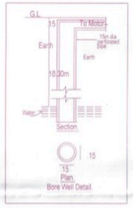



SECTION- AA




Proposed Rain Water Harvesting System
Provided as per CDBR Norms Drawing No:3A
Not To Scale







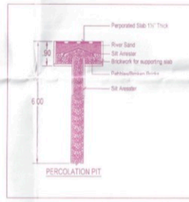
Location plan (Taken as per User Inputs)

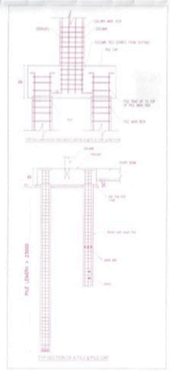
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS(HEIGHT 18.30m) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT No.47, OLD DOOR NO:16, NEW DOOR NO:35, MASILAMANI ROAD AND HANUMANTHA ROAD, MYLAPORE CHENNAI COMPRISED IN O.S.NO.3952, R.S.NO.629/A(AS PER DOCUMENT), R.S.NO.629/53, (AS PER PATTA) BLOCK NO:11 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
DIVISION - 119 ZONE-09

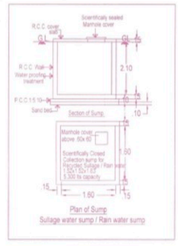
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 634.50 |
| AREA AS PER DOCUMENT | 606.37 |
| AREA CONSIDERED FOR FSI | 606.37 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 1696.57 |
| FSI FACTOR | 2.798 |
| COVERAGE AREA (PERCENTAGE %) | NA |

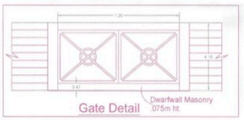
A) PARKING STATEMENT

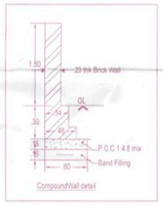
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 17 | 17 |
| TWO WHEELER | 0 | 0 |
| CYCLE | 0 | 0 |



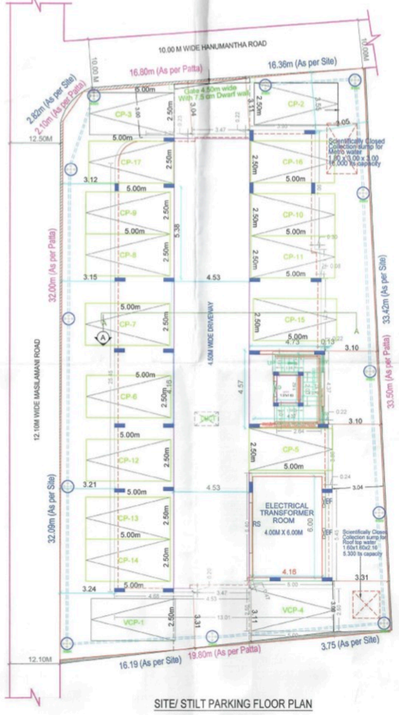







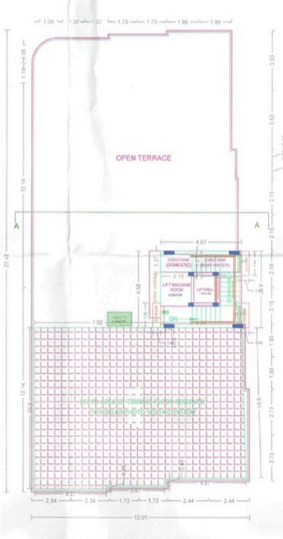
SITE PLAN




SITE/ STILT PARKING FLOOR PLAN




TYPICAL FLOOR PLAN
(1ST,2ND,3RD,4TH&5TH FLOOR PLAN)




TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (1)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | INST. | | FSI AREA |
| STILT PARKING FLOOR | 0.00 | 28.17 | 0.00 | 0.00 | 0 | 28.17 |
| FIRST FLOOR | 0.00 | 333.68 | 0.00 | 0.00 | 2 | 333.68 |
| SECOND FLOOR | 0.00 | 333.68 | 0.00 | 0.00 | 2 | 333.68 |
| THIRD FLOOR | 0.00 | 333.68 | 0.00 | 0.00 | 2 | 333.68 |
| FOURTH FLOOR | 0.00 | 333.68 | 0.00 | 0.00 | 2 | 333.68 |
| FIFTH FLOOR | 0.00 | 333.68 | 0.00 | 0.00 | 2 | 333.68 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 1696.57 | 0.00 | 0.00 | 10 | 1696.57 |

BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | INST. | | FSI AREA |
| A-1 (1) | | 0.00 | 1696.57 | 0.00 | 0.00 | 10 | 1696.57 |
| Total | | 0.00 | 1696.57 | 0.00 | 0.00 | 10 | 1696.57 |

APPROVAL CONDITION

SCALE 1:100

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

Signature valid

For 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

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8348 of 2018 and WMP (MD) Nos.8810 & 8812 of 2018.

Signature valid
Digitally Signed by
Architect, S.
Sign Date: 06-Jul-2023 12:20:20 PM

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 1500.00MM)_1_2_3



## 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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