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

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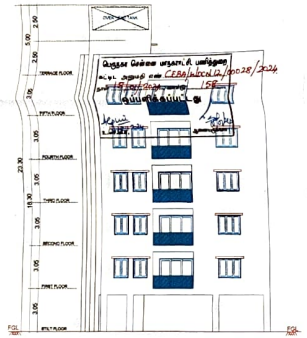
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

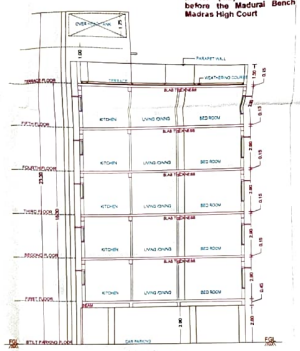


P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/s/ 0624/2023
Dated. 08/12/2023.

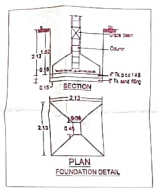
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8048 of 2019 before the Madurai Bench of Madras High Court



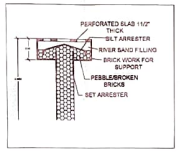
FRONT ELEVATION

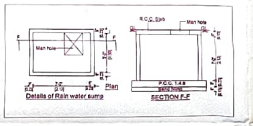


SECTION-AA'

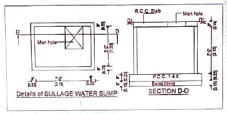


PLAN
FOUNDATION DETAIL

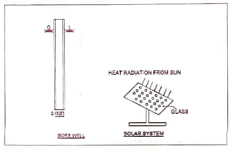




Details of Rain water sump — SECTION P-P



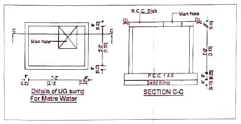
Details of SULLAGE WATER SUMP — SECTION O-O



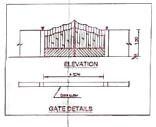
HEAT RADIATION FROM SUN
GLASS
SOLAR SYSTEM



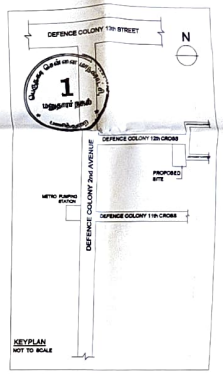
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No 3A
Not To Scale



Details of UG sump
For Metro Water — SECTION C-C



ELEVATION
GATE DETAILS



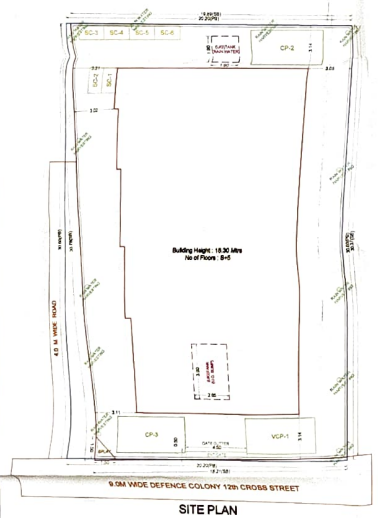
KEYPLAN
NOT TO SCALE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (Height-18.30m) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.146, DEFENCE COLONY 12th CROSS STREET, EKKATTUTHANGAL, CHENNAI - 600032, COMPRISED IN S.No.163/28, OF NANDAMBAKKAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

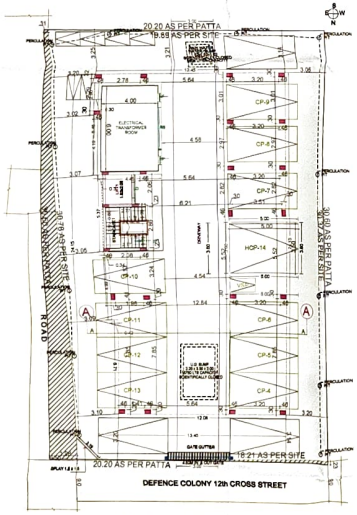
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	600.00
~~AREA AS PER DOCUMENT~~	~~585.29~~
AREA CONSIDERED FOR FSI	*585.29*
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1511.56
FSI FACTOR	2.583
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

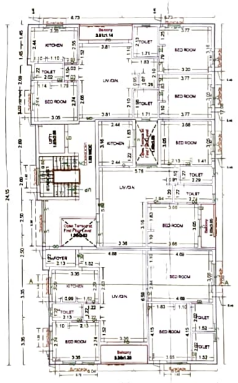
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	14	14
TWO WHEELER	6	7
CYCLE	0	0



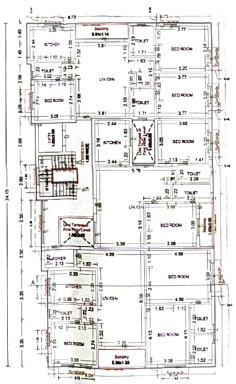
SITE PLAN



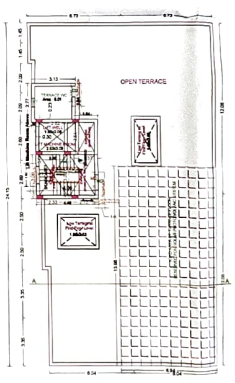
STILT PARKING FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4& 5 FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.76	0.00	0.00	0	28.76
FIRST FLOOR	0.00	296.56	0.00	0.00	3	296.56
SECOND FLOOR	0.00	296.56	0.00	0.00	3	296.56
THIRD FLOOR	0.00	296.56	0.00	0.00	3	296.56
FOURTH FLOOR	0.00	296.56	0.00	0.00	3	296.56
FIFTH FLOOR	0.00	296.56	0.00	0.00	3	296.56
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1511.56	0.00	0.00	15	1511.56

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (BUILDING)		0.00	1511.56	0.00	0.00	15	1511.56
Total		0.00	1511.56	0.00	0.00	15	1511.56

APPROVAL CONDITION

SCALE 1:100

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

KEY NO.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the text data submitted by the Architect/ License Engineer

UserDefinedMetric (841.00 x 1500.00MM)



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

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