Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

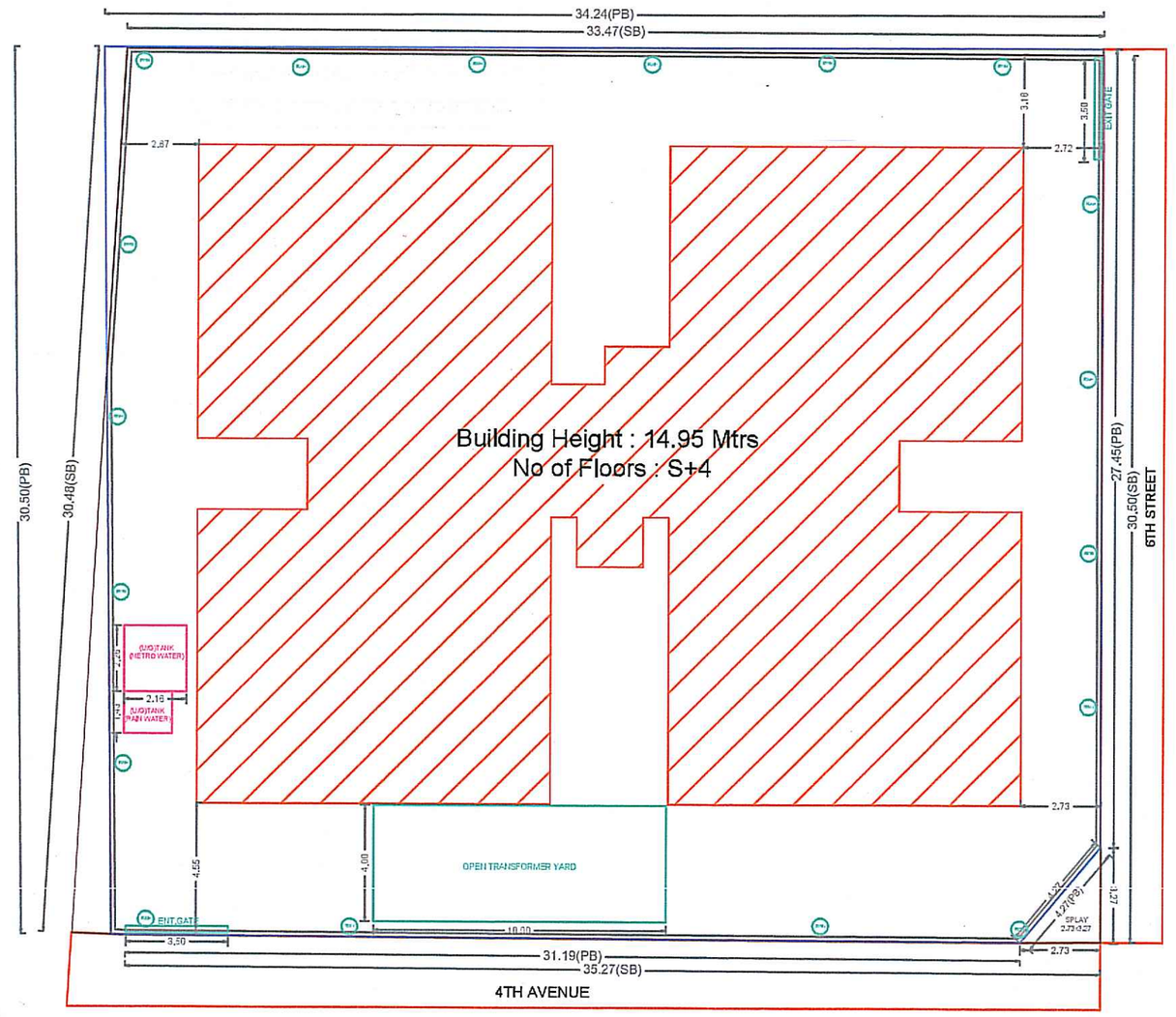
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

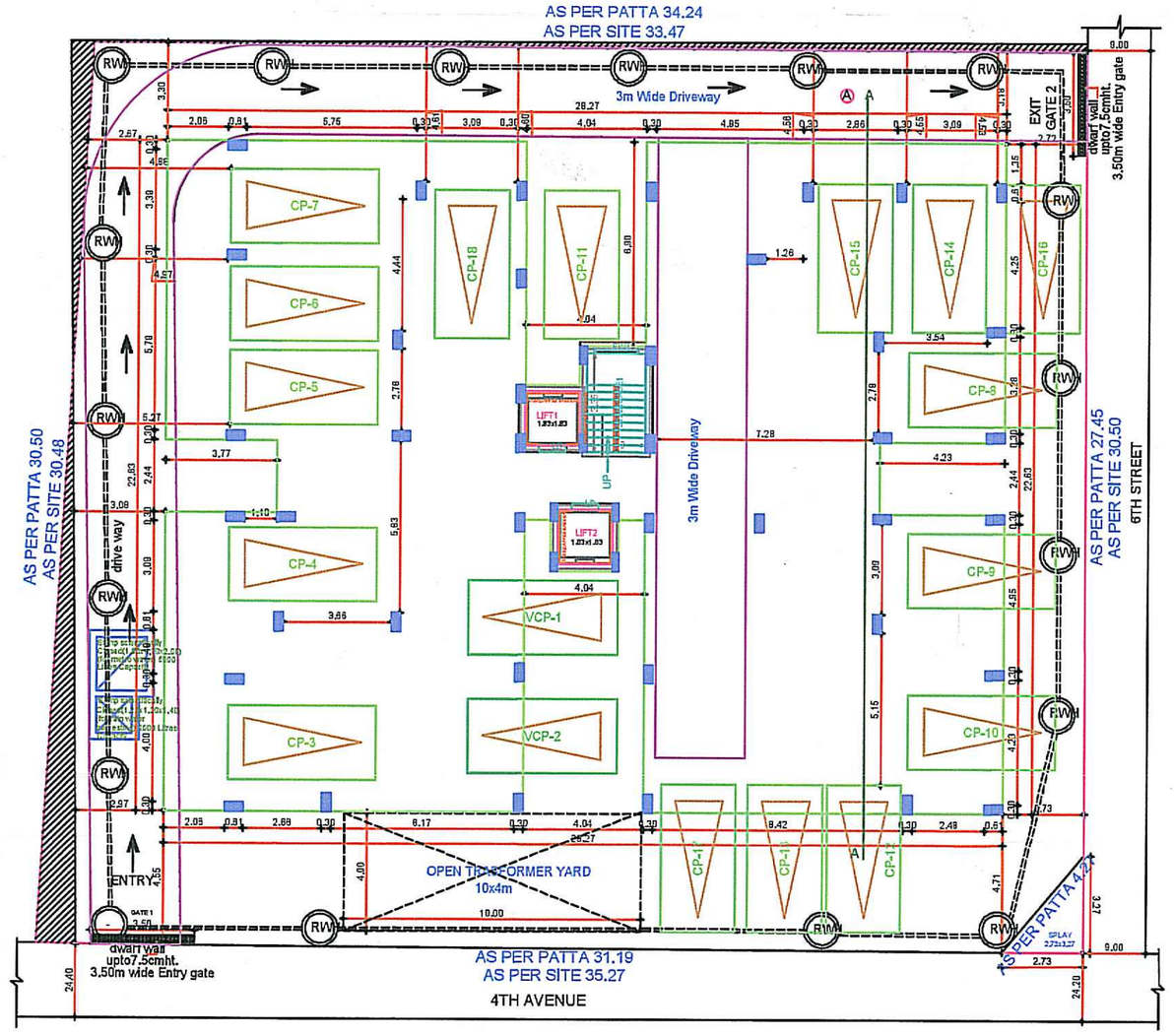
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

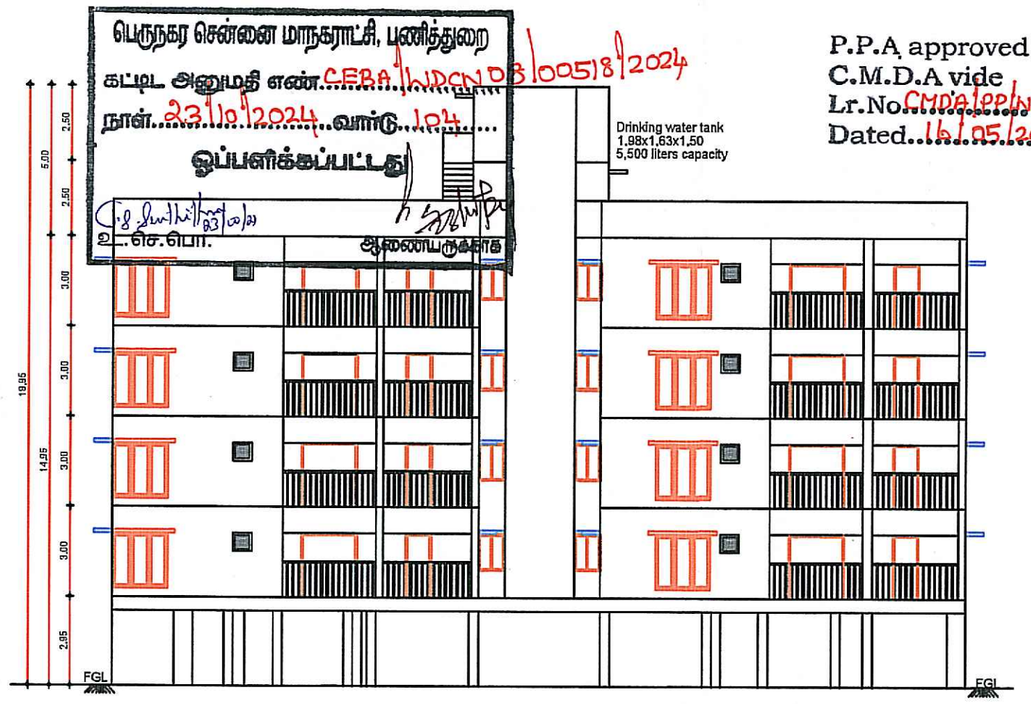




SITE PLAN

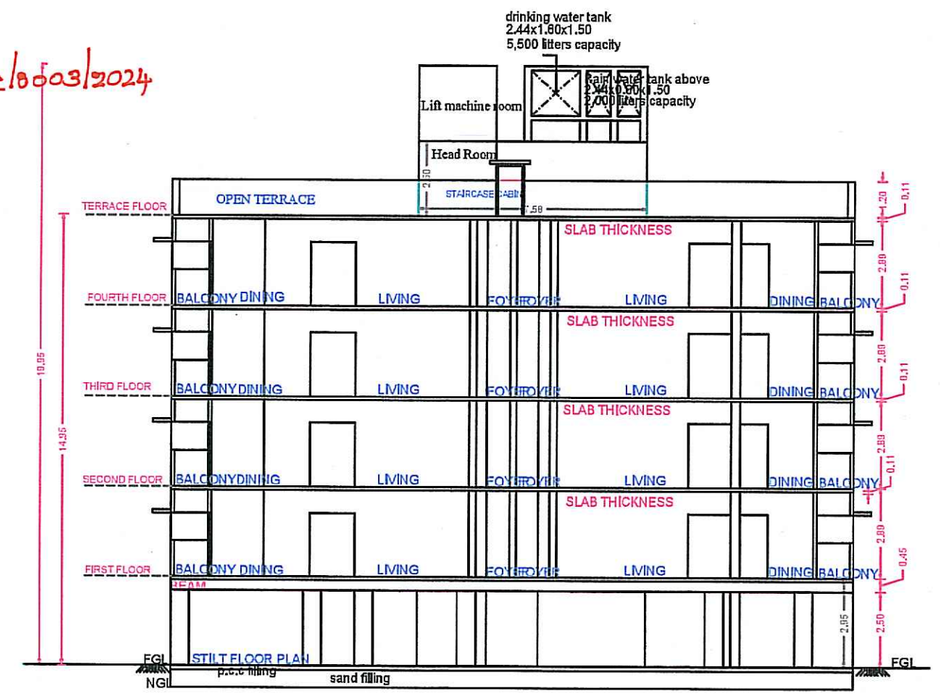


SITE/STILT PARKING FLOOR PLAN

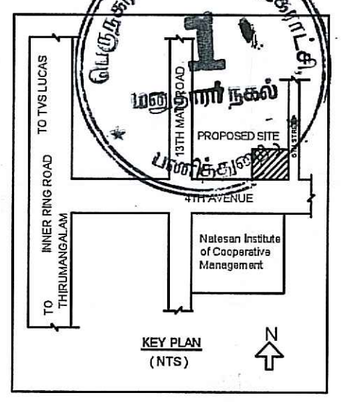


FRONT ELEVATION

P.P.A approved by
C.M.D.A vide
Lr.No.CMA/LO/HRB/C/10003/2024
Dated..14.05.2024



SECTION ON AA



Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+4 FLOORS RESIDENTIAL BUILDING (HEIGHT-14.95M) WITH 16 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO:326/1 TO 326/6 & 328/1 TO 328/6, BLOCK NO:174 & 175, KURINJI COLONY, 4TH AVENUE AND 6TH STREET SHANTHI COLONY, ANNA NAGAR, CHENNAI, COMPRISED IN T.S.NO:60/1, BLOCK NO:19 OF KOYAMBEDU VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE: 8 DIVISION: 99.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1211.50
AREA AS PER DOCUMENT	1040.51
AREA AS PER TNHB ALLOTMENT	1039.67
AREA CONSIDERED FOR FSI	1039.67
STREET ALIGNMENT /ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2216.44
FSI FACTOR	2.132
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	18	18
TWO WHEELER	0	0
CYCLE	-	0

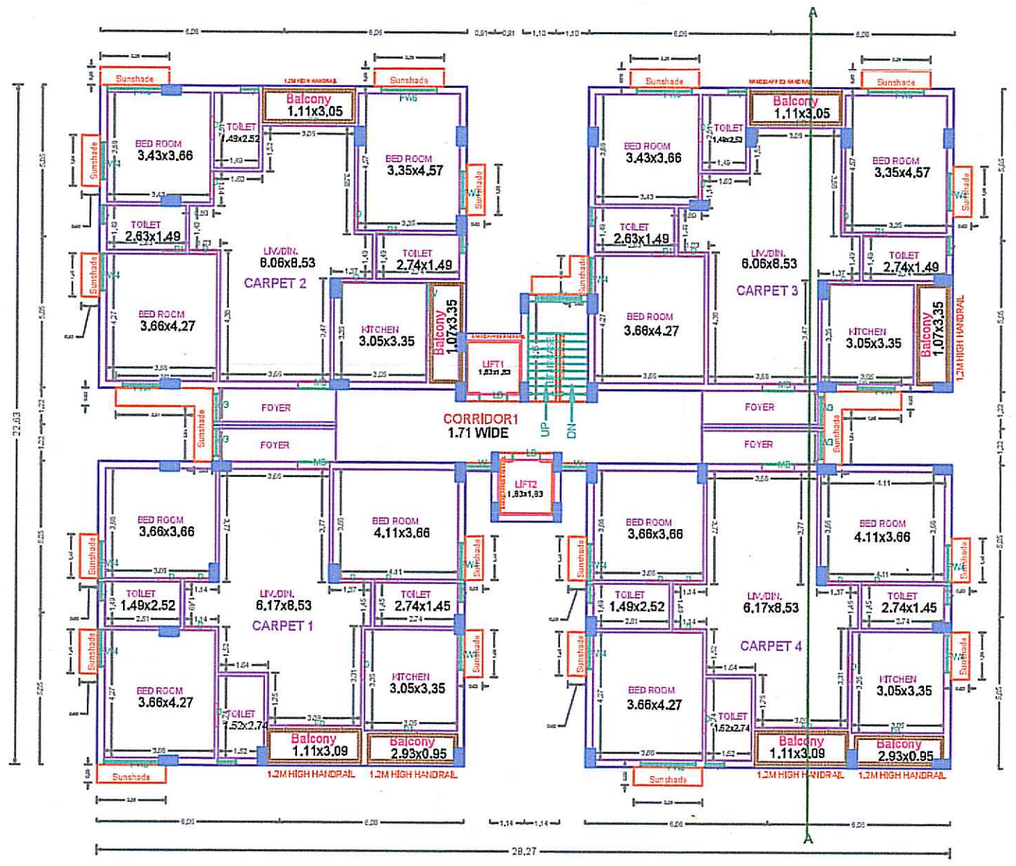
FLOOR WISE FSI STATEMENT:A (B)

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	554.11	0.00	0.00	4	554.11
SECOND FLOOR	0.00	554.11	0.00	0.00	4	554.11
THIRD FLOOR	0.00	554.11	0.00	0.00	4	554.11
FOURTH FLOOR	0.00	554.11	0.00	0.00	4	554.11
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2216.44	0.00	0.00	16	2216.44

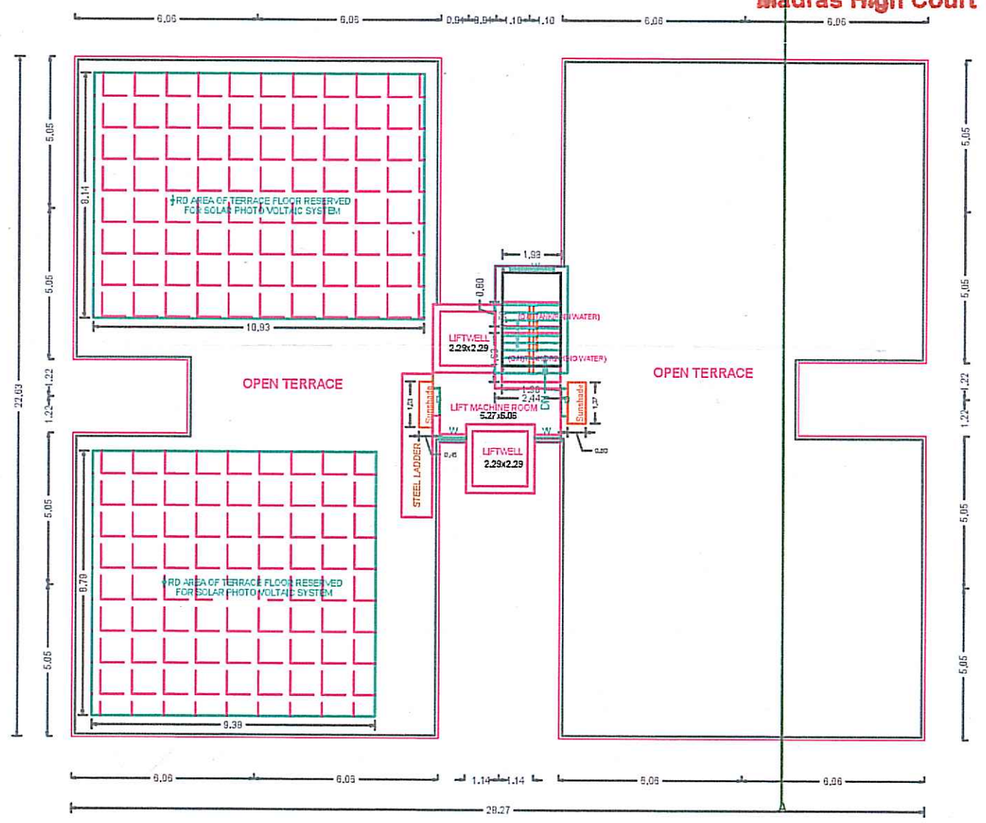
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A+1 (B		0.00	2216.44	0.00	0.00	16	2216.44
Total		0.00	2216.44	0.00	0.00	16	2216.44

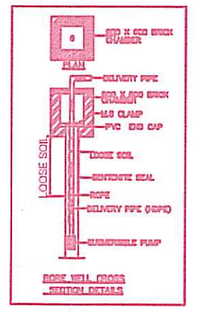
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

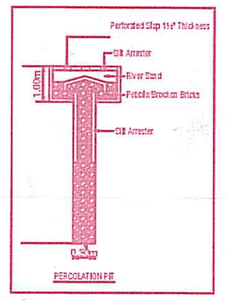


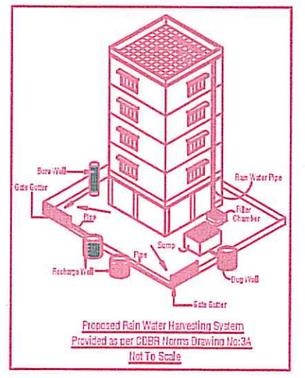
TYPICAL - 1st, 2nd, 3rd & 4th FLOOR PLAN

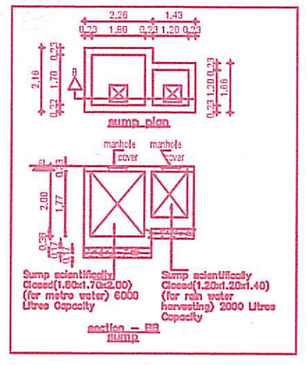


TERRACE FLOOR PLAN








Sump cum Rain Water Harvesting System
Provided as per CMDA Norms Revision No.04



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

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