# 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

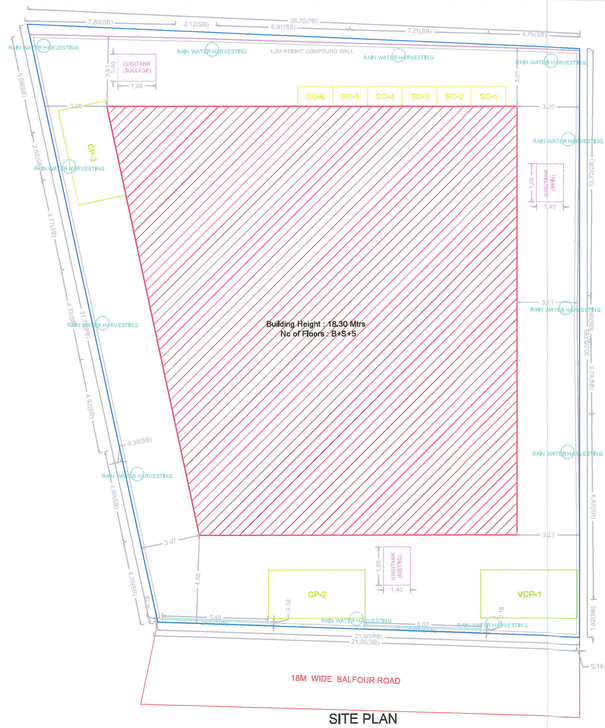
hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record

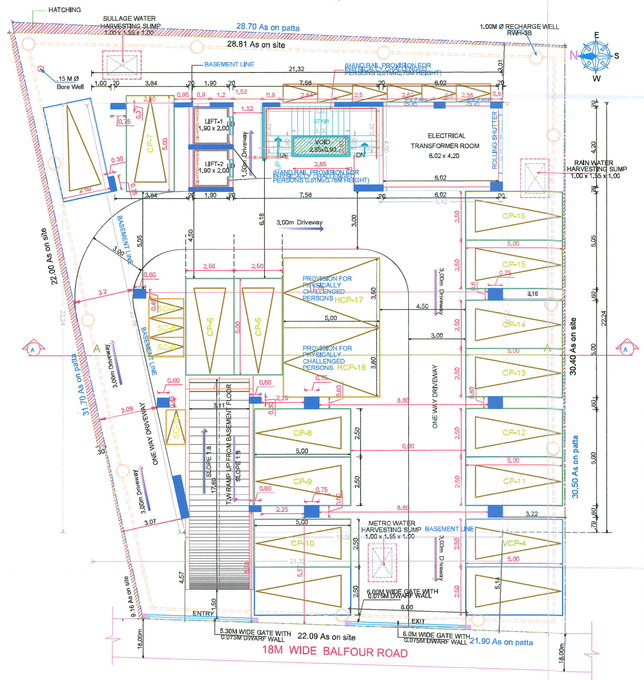


Digitally Verified Record - Powered by Verified RealEstate™

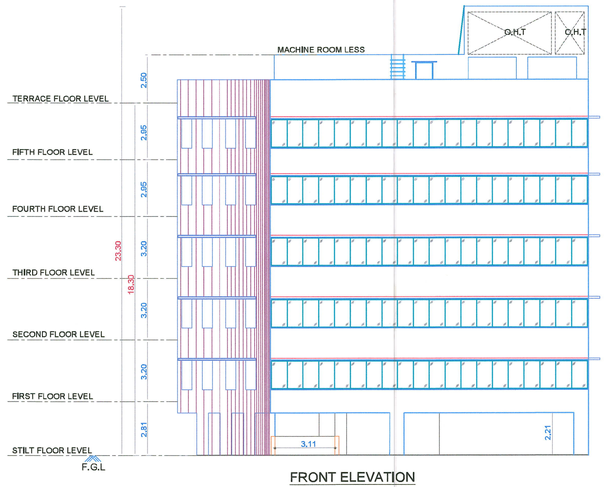
உள்ளாட்சி மன்றப் படி



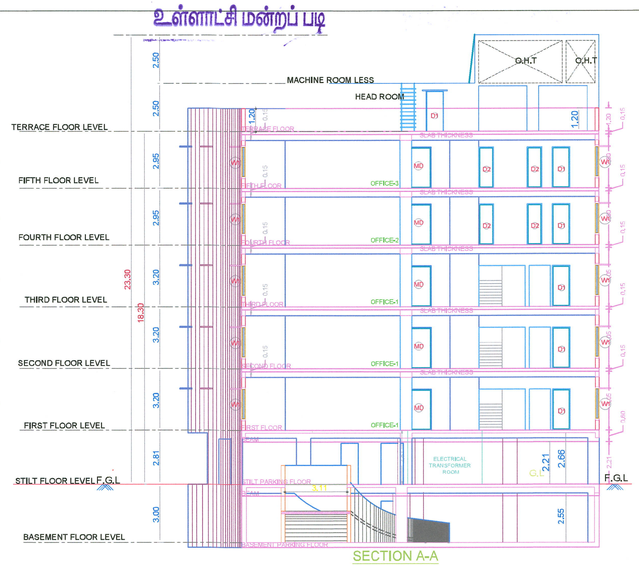

SITE PLAN




SITE CUM STILT FLOOR PLAN




FRONT ELEVATION



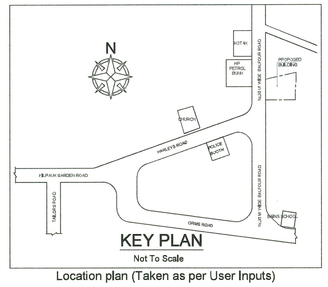

SECTION A-A

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR(PARKING)+STILT(PARKING) + 5 FLOORS OFFICE(COMMERCIAL BUILDING) WITH AVAILING PREMIUM FSI AT DOOR NO.13, BALFOUR ROAD, KILPAUK, CHENNAI – 600 010 COMPRISED IN OLD S.NO.8, R.S.NO. 3132/1PART(AS PER DOC), R.S.NO.3132/5 (AS PER PATTA), BLOCK NO.52, WARD - 1 OF PURASAWALKAM VILLAGE, PURASAWALKAM TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE - VIII, DIVISION -103.

| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 787.39 |
| AREA AS PER DOCUMENT | 788.23 |
| AREA CONSIDERED FOR FSI | 787.02 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 2118.83 |
| FSI FACTOR | 2.761 |
| COVERAGE AREA (PERCENTAGE %) | N.A. |

A) PARKING STATEMENT

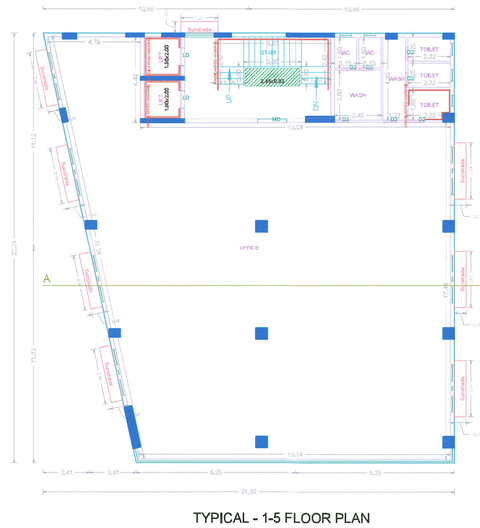
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 18 | 18 |
| TWO WHEELER | 70 | 75 |
| CYCLE | 0 | 0 |



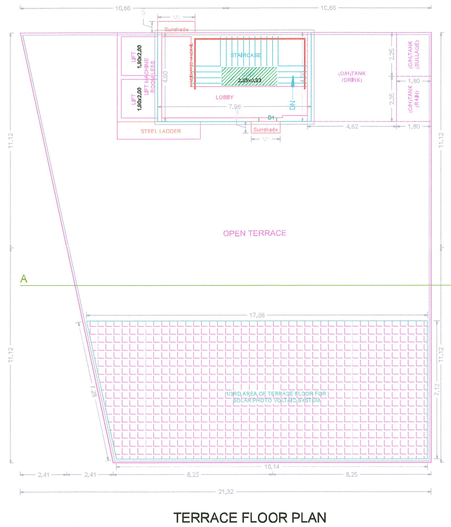

Location plan (Taken as per User Inputs)



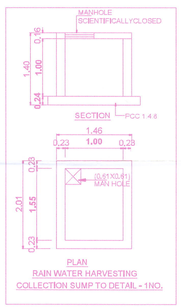

BASEMENT FLOOR PLAN

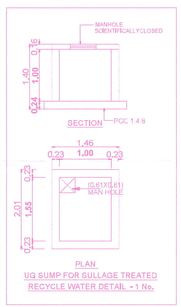


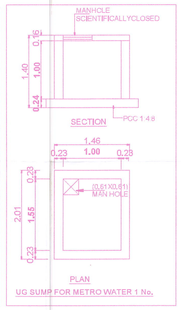

TYPICAL - 1-5 FLOOR PLAN

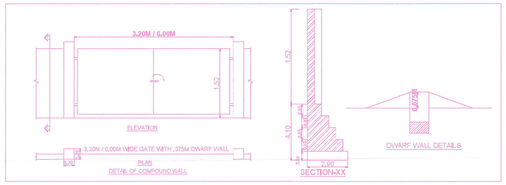



TERRACE FLOOR PLAN



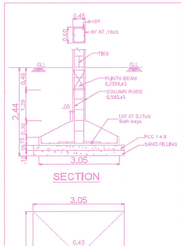



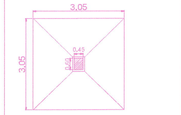



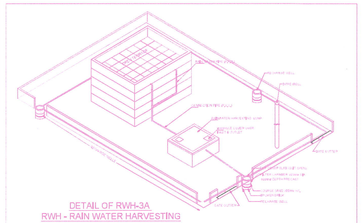


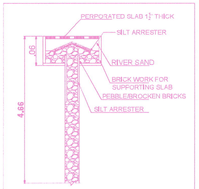


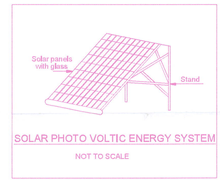


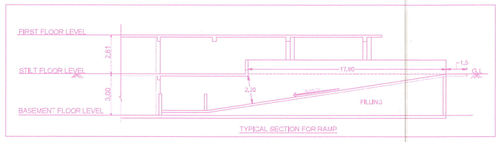




TYPICAL SECTION OF FOOTING.




**FLOOR WISE FSI STATEMENT:** 1 (2)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| Terrace | 0,00 | 0,00 | 0,00 | 0,00 | 0 | 0,00 |
| FIFTH FLOOR | 417,86 | 0,00 | 0,00 | 0,00 | 0 | 417,86 |
| FOURTH FLOOR | 417,86 | 0,00 | 0,00 | 0,00 | 0 | 417,86 |
| THIRD FLOOR | 417,86 | 0,00 | 0,00 | 0,00 | 0 | 417,86 |
| SECOND FLOOR | 417,86 | 0,00 | 0,00 | 0,00 | 0 | 417,86 |
| FIRST FLOOR | 417,86 | 0,00 | 0,00 | 0,00 | 0 | 417,86 |
| STILT PARKING FLOOR | 29,53 | 0,00 | 0,00 | 0,00 | 0 | 29,53 |
| BASEMENT PARKING FLOOR | 0,00 | 0,00 | 0,00 | 0,00 | 0 | 0,00 |
| Total | 2118,83 | 0,00 | 0,00 | 0,00 | 0 | 2118,83 |

**BUILDING WISE FSI STATEMENT**

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| 1-1 (2) | | 2118,83 | 0,00 | 0,00 | 0,00 | 0 | 2118,83 |
| Total | | 2118,83 | 0,00 | 0,00 | 0,00 | 0 | 2118,83 |

APPROVAL CONDITION

SCALE 1:100

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by:-
Assistant Planner: T.APPROVED
Sign Date: 08/30/2023 5:52:[illegible]
Letter No: CMDA/[illegible]/2023/047547/OFFICE
Approval No. : 0[illegible]/2023
Approval Date : 08/[illegible]/2023 5:39:52 PM
Permit No. : OL-004[illegible]

This Planning Permission issued under New Rule TNCDBR, 2019 is valid only for Shall subsists within MUP, (NOT TO EXCEED OF 2170 sqm) MAP (MC) Rs.NIL/- & 0.01 LAC DETAIL

Signature valid
Digitally Signed by:
Architect: S.
Sign Date: 12/[illegible]/2022 11:19:28 AM

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building From High Rise Building
This Approval is valid only after the Building Permit is issued by the concerned Local Body.

KEY NO. 7688

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

ARCH_E_(36.00_x_48.00_Inches)

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

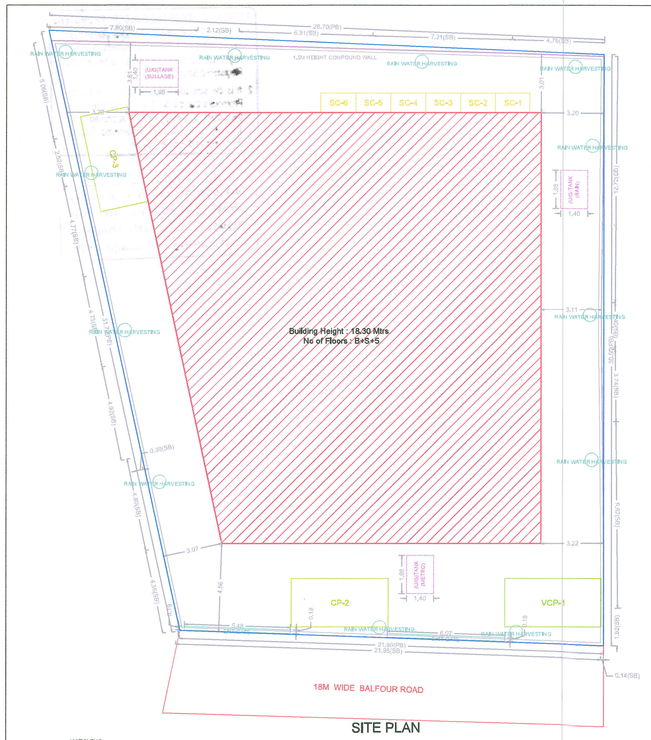
P.P.A approved by C.M.D.A vide Lr.No. CMDA/PP/NHRP/N/0475/2022 Dated. 30/08/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR(PARKING)+STILT(PARKING) + 5 FLOORS OFFICE(COMMERCIAL BUILDING) WITH AVAILING PREMIUM FSI AT DOOR NO.13, BALFOUR ROAD, KILPAUK, CHENNAI – 600 010 COMPRISED IN OLD S.NO.8, R.S.NO, 3132/1PART(AS PER DOC), R.S.NO.3132/5 (AS PER PATTA), BLOCK NO.52, WARD - 1 OF PURASAWALKAM VILLAGE, PURASAWALKAM TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE - VIII, DIVISION -103.

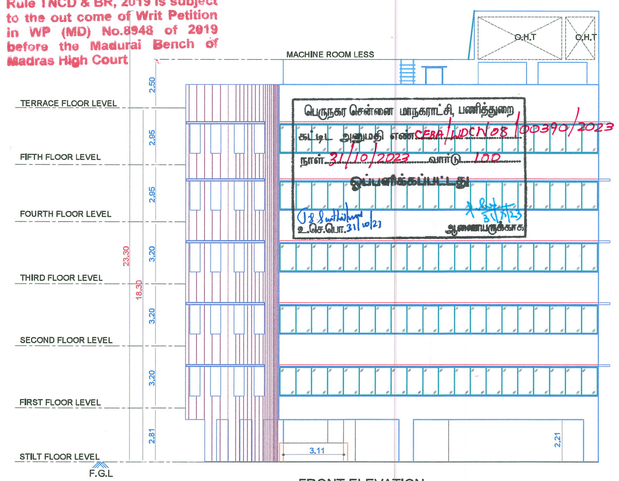
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 767.92 |
| AREA AS PER DOCUMENT | 769.23 |
| AREA CONSIDERED FOR FSI | 767.92 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 2118.83 |
| FSI FACTOR | 2.7581 |
| COVERAGE AREA (PERCENTAGE %) | 71A |

A) PARKING STATEMENT

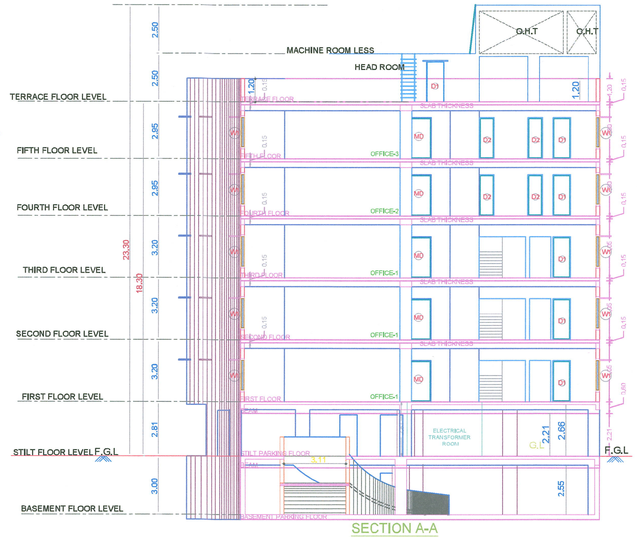
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 18 | 18 |
| TWO WHEELER | 70 | 70 |
| CYCLE | 0 | 0 |



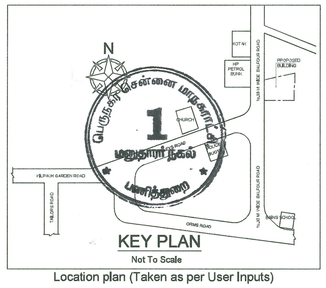

SITE PLAN



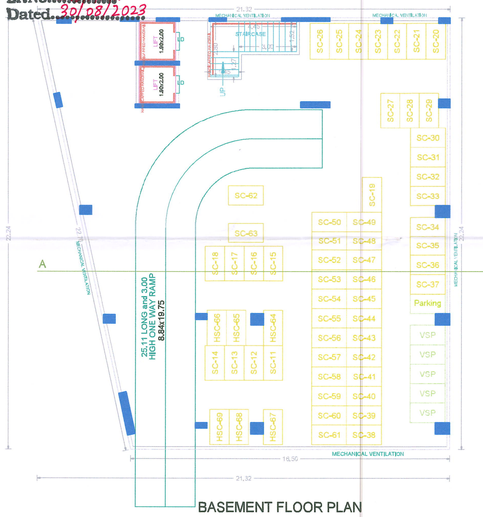

FRONT ELEVATION

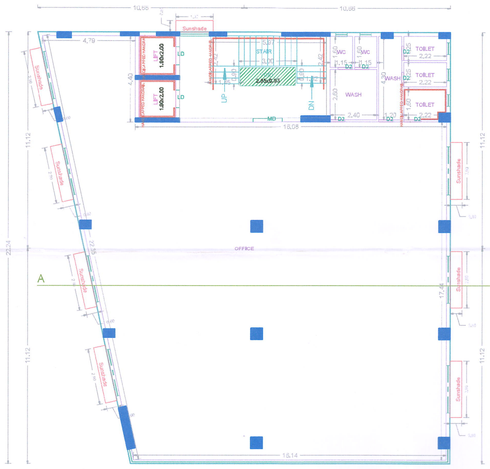


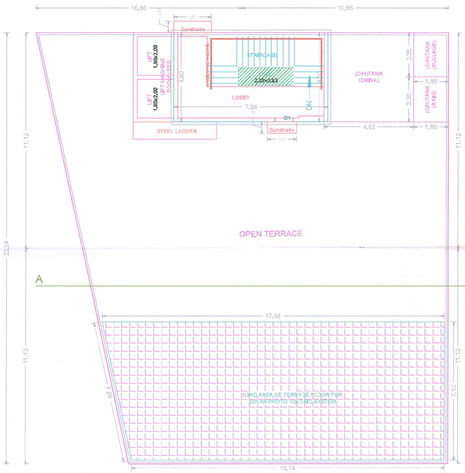

SECTION A-A

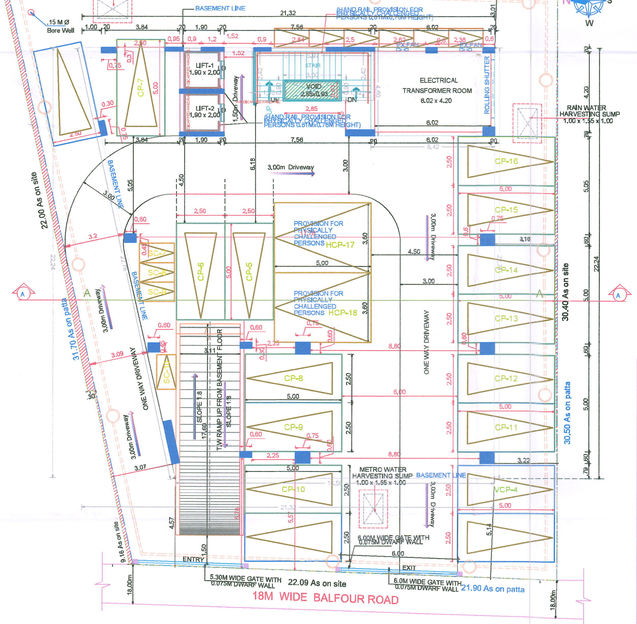



Location plan (Taken as per User Inputs)

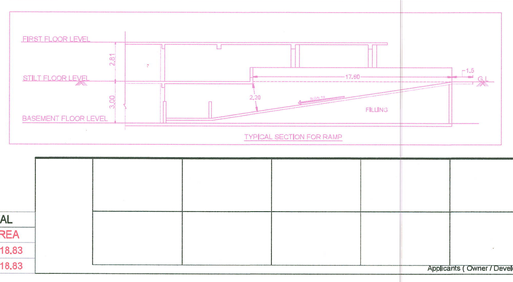


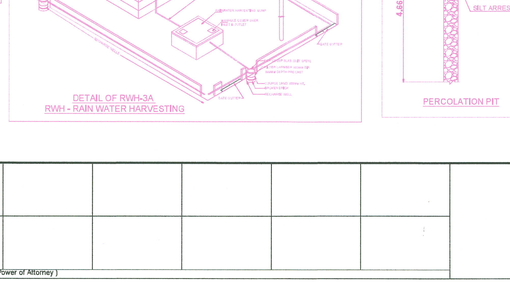

SITE CUM STILT FLOOR PLAN





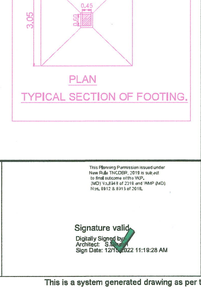


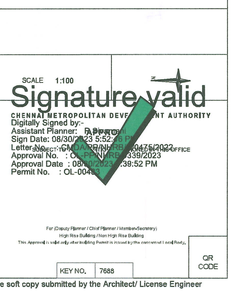




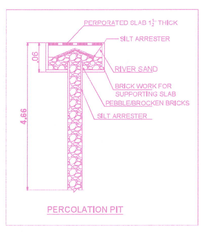














FLOOR WISE FSI STATEMENT: 1 (2)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| FIFTH FLOOR | 417.86 | 0.00 | 0.00 | 0.00 | 0 | 417.86 |
| FOURTH FLOOR | 417.86 | 0.00 | 0.00 | 0.00 | 0 | 417.86 |
| THIRD FLOOR | 417.86 | 0.00 | 0.00 | 0.00 | 0 | 417.86 |
| SECOND FLOOR | 417.86 | 0.00 | 0.00 | 0.00 | 0 | 417.86 |
| FIRST FLOOR | 417.86 | 0.00 | 0.00 | 0.00 | 0 | 417.86 |
| STILT PARKING FLOOR | 29.53 | 0.00 | 0.00 | 0.00 | 0 | 29.53 |
| BASEMENT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 2118.83 | 0.00 | 0.00 | 0.00 | 0 | 2118.83 |

BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| 1-1 (2) | | 2118.83 | 0.00 | 0.00 | 0.00 | 0 | 2118.83 |
| Total | | 2118.83 | 0.00 | 0.00 | 0.00 | 0 | 2118.83 |

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by -
Assistant Planner: [illegible]
Sign Date: 08/30/2023 5:52:22 PM
Letter No. : CMDA/[illegible]/0475/2022
Approval No. : OL/[illegible]/2592/2023
Approval Date : 08/[illegible] 8:38:52 PM
Permit No. : OL-004[illegible]

Signature valid
Digitally Signed by [illegible]
Architect: [illegible]
Sign Date: 12/[illegible]2022 11:19:28 AM

This Planning Permission issued under New Rule TNCDBR, 2019 is sub ject to the out come of Writ Petition in (MD) No.8948 of 2019 and WMP (MD) Nos. 8912 & 8913 of 2019).

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. 7688

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

ARCH_E_(36.00_x_48.00_Inches)

# Our services go beyond

## 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.

# Smarter Tools, Stronger Decisions

## 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™

# 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