Verified RealEstate™

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

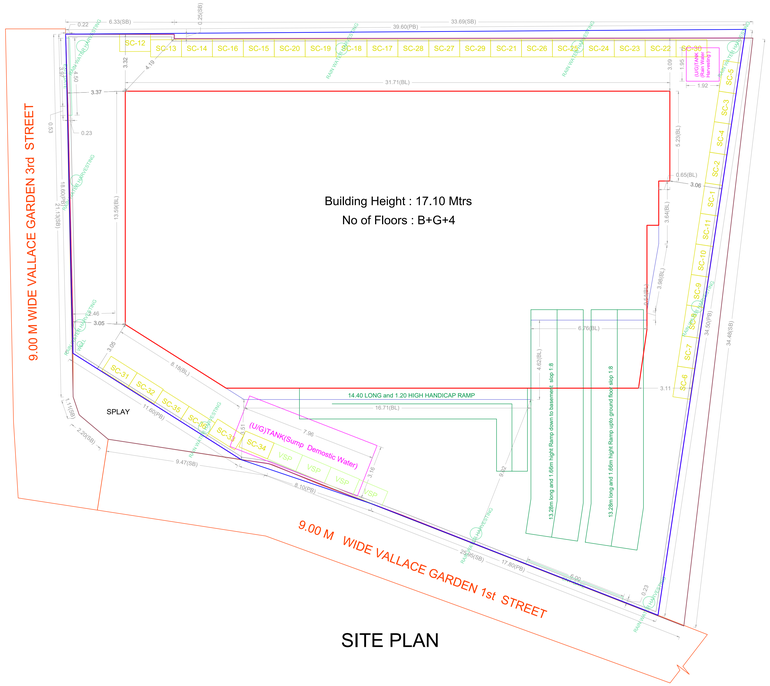
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

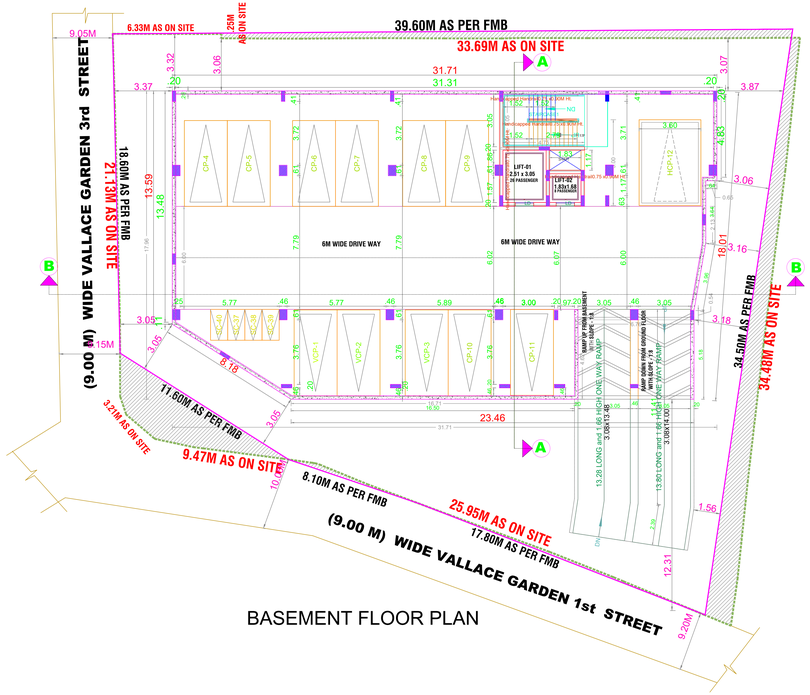
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

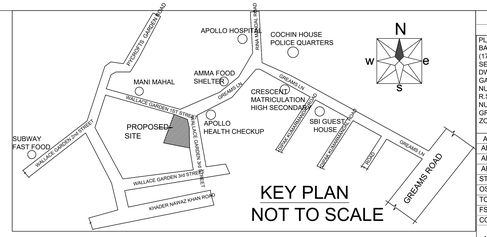




SITE PLAN



BASEMENT FLOOR PLAN



SITE PLAN	SHEET NO. 1 / 2

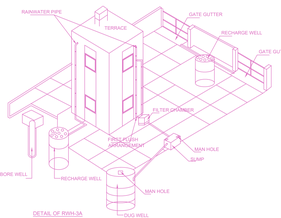
SITE PLAN

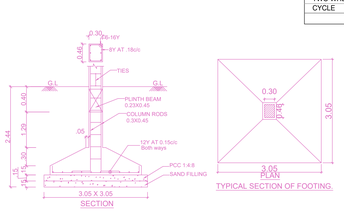
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS (17.10m Height) SHOP(GROUND FLOOR) cum RESIDENTIAL SERVICE APARTMENT (1st,2nd,3rd & 4th Floor) with 36 DWELLING UNITS AVAILING PREMIUM FSI AT WALLACE GARDEN 1ST STREET / WALLACE GARDEN 3RD STREET, NUNGAMBAKKAM, CHENNAI - 600 006, COMPRISED IN R.S.NO : 62/29, 62/74 & 62/30, BLOCK NO.13 OF NUNGAMBAKKAM VILLAGE. WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
ZONE - IX , NEW DIVISION - 111 .

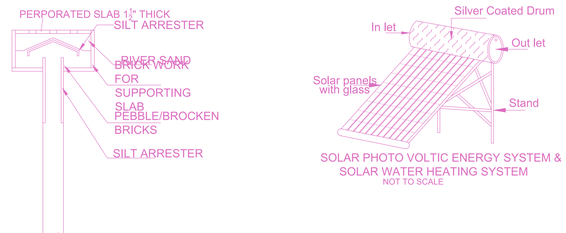
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1009.00
AREA AS PER DOCUMENT	1042.83
AREA CONSIDERED FOR FSI	1009.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2505.44
FSI FACTOR	2.483
COVERAGE AREA (PERCENTAGE %)	NA

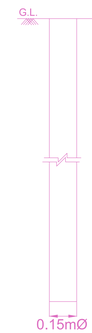
A) PARKING STATEMENT

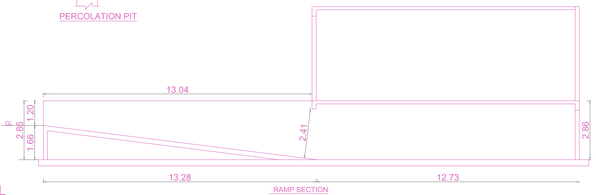
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	4	12
TWO WHEELER	44	44
CYCLE	0	0

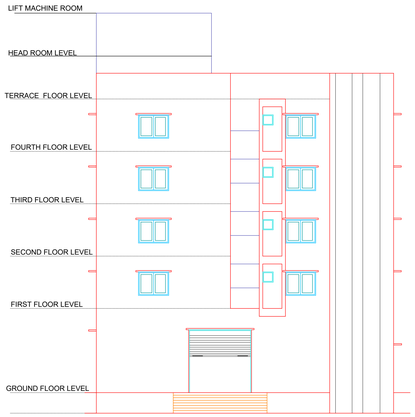




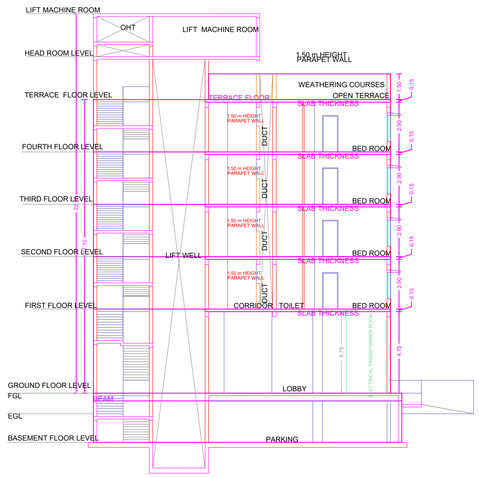








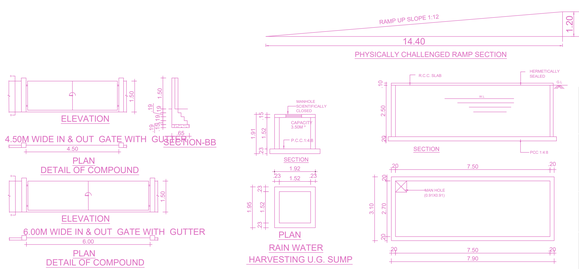
ELEVATION



SECTION AT 'A-A'



SECTION AT 'B-B"



FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	505.61	0.00	0.00	9	505.61
THIRD FLOOR	0.00	505.61	0.00	0.00	9	505.61
SECOND FLOOR	0.00	505.61	0.00	0.00	9	505.61
FIRST FLOOR	0.00	505.61	0.00	0.00	9	505.61
GROUND FLOOR	296.73	186.27	0.00	0.00	0	483.00
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
Total	296.73	2208.71	0.00	0.00	36	2505.44

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
A-1 (BUILDING)		296.73	2208.71	0.00	0.00	36	2505.44
Total		296.73	2208.71	0.00	0.00	36	2505.44

APPROVAL CONDITION

SCALE 1:100
Signature Not Verified

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by
Assistant Planner(S)
Sign Date: 05/04/2023 3:40:10 PM
Letter No. : C/MDA/PPN/HR/2023/000239/2022
Approval No. : OL-PP/NHR/2023/01672/2023
Approval Date : 04/29/2023 5:15:56 PM
Permit No. : OL-00297

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. No.28810 of 2019 and WMP (MD) Nos. 19312 & 19313 of 2019.

Signature Not Verified
Digitally Signed by
Architect M MUTHAPPAN
Sign Date: 03/13/2023 10:57:27 AM

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. KEY_NO

GR CODE

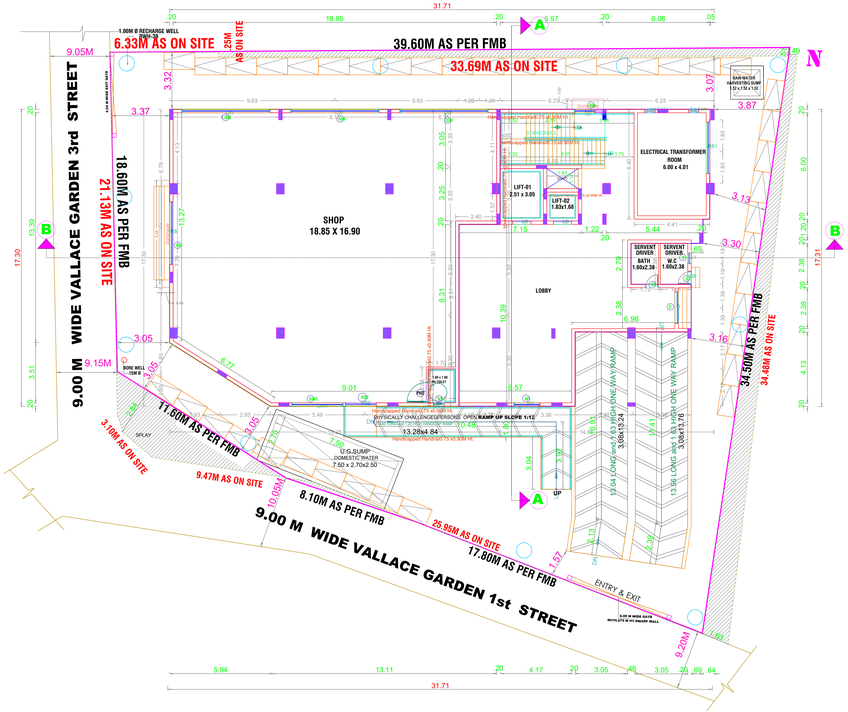
Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

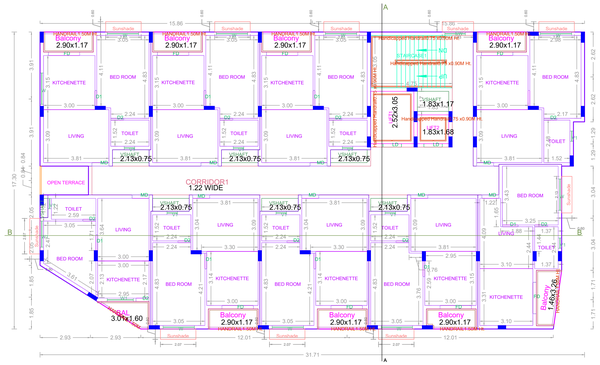
UserDefinedMetric (841.00 x 1500.00MM)

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

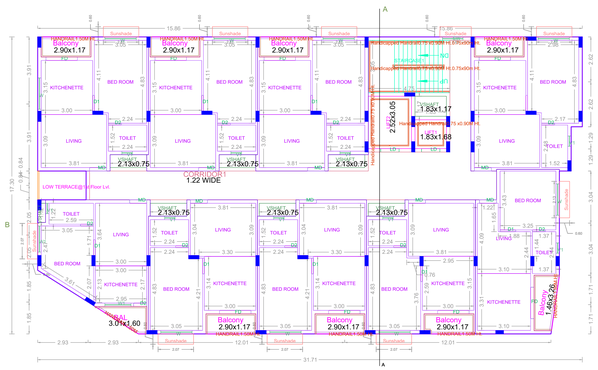
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS (17.10m Height) SHOP(GROUND FLOOR) cum RESIDENTIAL SERVICE APARTMENT (1st,2nd,3rd & 4th Floor) with 36 DWELLING UNITS AVAILING PREMIUM FSI AT WALLACE GARDEN 1ST STREET / WALLACE GARDEN 3RD STREET, NUNGAMBAKKAM, CHENNAI - 600 006. COMPRISED IN R.S.NO : 6227/5, 6274 & 6230, BLOCK NO:13 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE - IX , NEW DIVISION - 111 .



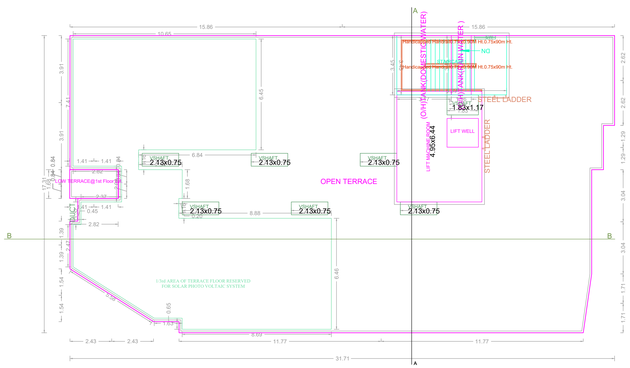
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2- 4 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.20000 of 2019 and WMP (MD) Nos. 16012 & 16013 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.

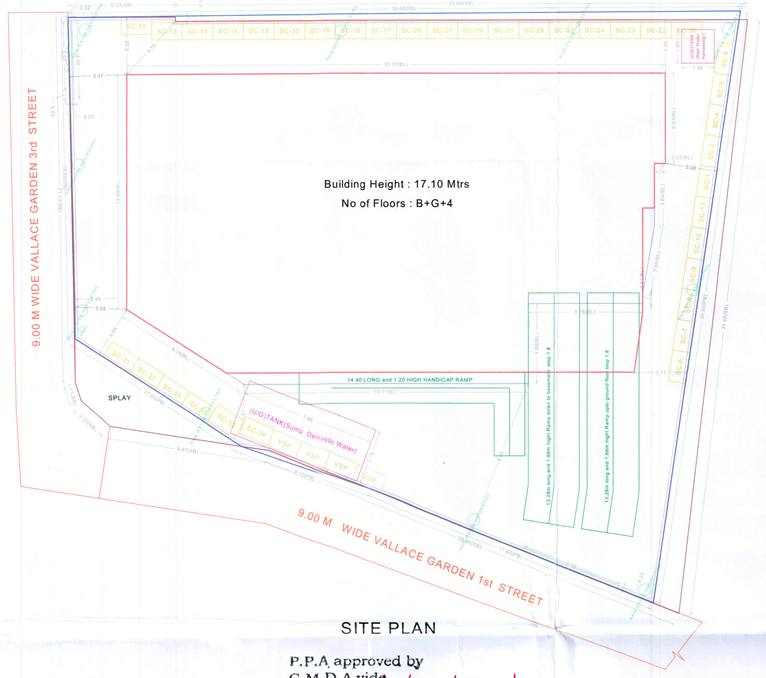
KEY NO. KEY_NO

QR CODE

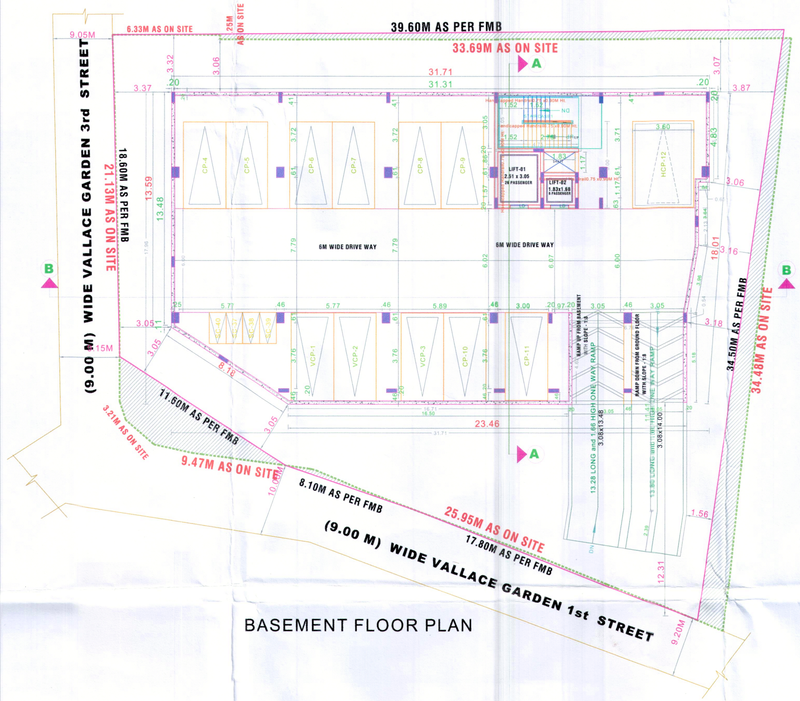
Applicants (Owner / Developer / POwer of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

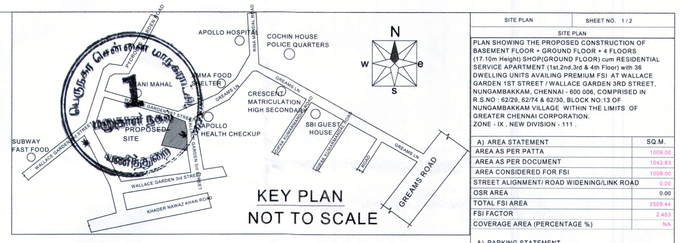
UserDefinedMetric (841.00 x 1500.00MM)



SITE PLAN



BASEMENT FLOOR PLAN



KEY PLAN
NOT TO SCALE

SITE PLAN	SHEET NO. 1 / 2

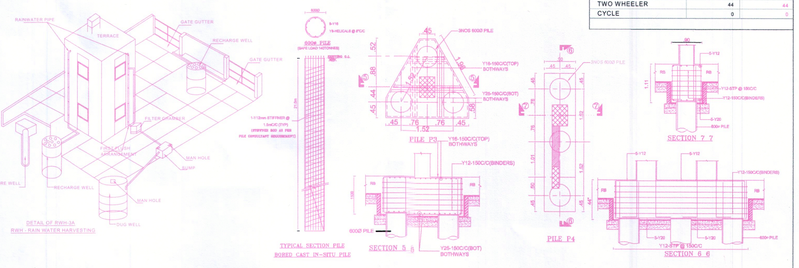
SITE PLAN

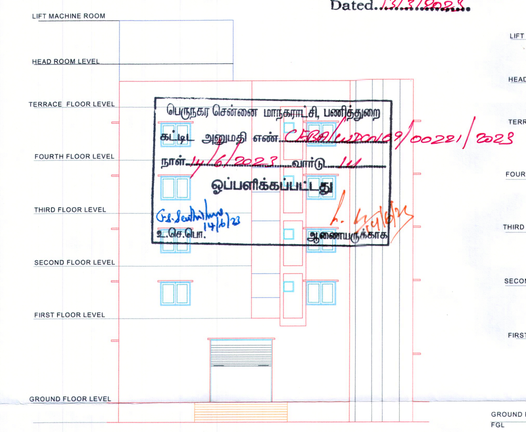
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS (17.10m Height) SHOP(GROUND FLOOR) cum RESIDENTIAL SERVICE APARTMENT (1st,2nd,3rd & 4th Floor) with 36 DWELLING UNITS AVAILNG PREMIUM FSI AT WALLACE GARDEN 1ST STREET / WALLACE GARDEN 3RD STREET, NUNGAMBAKKAM, CHENNAI - 600 006, COMPRISED IN R.S.NO : 62/29, 62/74 & 62/30, BLOCK NO:13 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE - IX , NEW DIVISION - 111 .

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1009.00
AREA AS PER DOCUMENT	1042.83
AREA CONSIDERED FOR FSI	1009.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2505.44
FSI FACTOR	2.483
COVERAGE AREA (PERCENTAGE %)	NA

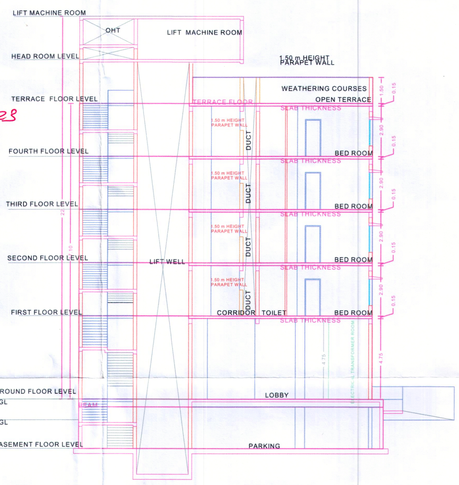
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	4	12
TWO WHEELER	44	44
CYCLE	0	0

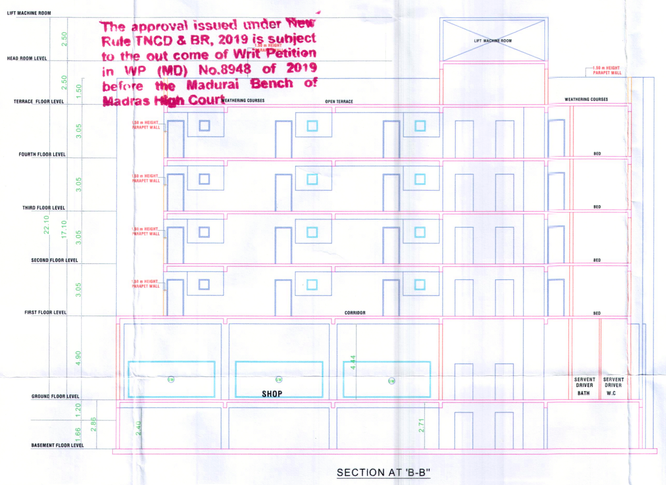




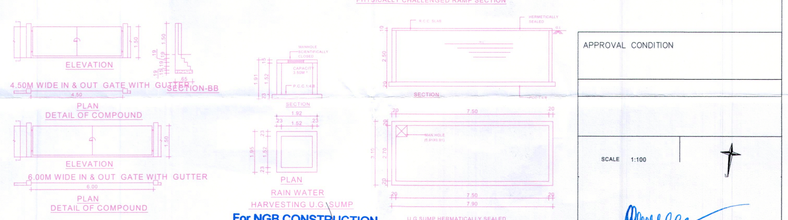
ELEVATION



SECTION AT 'A-A'



SECTION AT 'B-B'



APPROVAL CONDITION
SCALE 1:100

P.P.A approved by
C.M.D.A vide
Lr.No. CMA/SP/NHRS/C/0678/2022
Dated. 13/3/2023.

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

FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	505.61	0.00	0.00	9	505.61
THIRD FLOOR	0.00	505.61	0.00	0.00	9	505.61
SECOND FLOOR	0.00	505.61	0.00	0.00	9	505.61
FIRST FLOOR	0.00	505.61	0.00	0.00	9	505.61
GROUND FLOOR	296.73	186.27	0.00	0.00	0	483.00
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
Total	296.73	2208.71	0.00	0.00	36	2505.44

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
A-1 (BUILDING)		296.73	2208.71	0.00	0.00	36	2505.44
Total		296.73	2208.71	0.00	0.00	36	2505.44

UserDefinedMetric (841.00 x 1500.00MM)

Applicants (Owner / Developer / Power of Attorney)

For NGB CONSTRUCTION

Partner

For K. V. DEVELOPERS

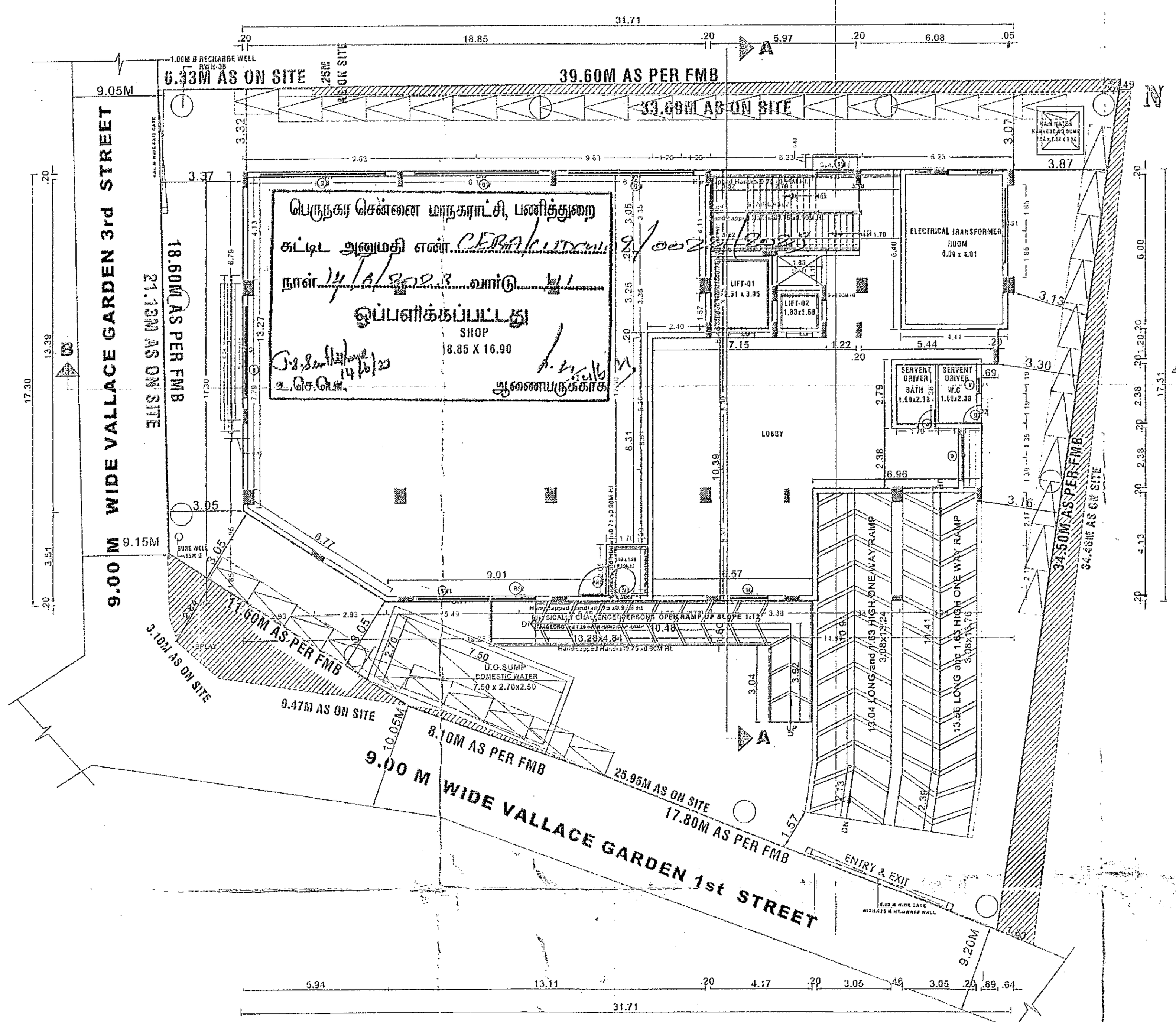
Partner

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-1/19/02/003
Reg. No. RSE100382019
Reg. No. CGLRGN/SE/GR-1/2019/06/012

M MEYYAPPAN, A.I.I.A
COUNCIL OF ARCH REG. NO. CA/2019/117339
CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

P.P.A approved by
C.M.D.A vide
Lr.No. C/mi/pl/NHRB/C/6678/2022
Dated. 13/3/2023

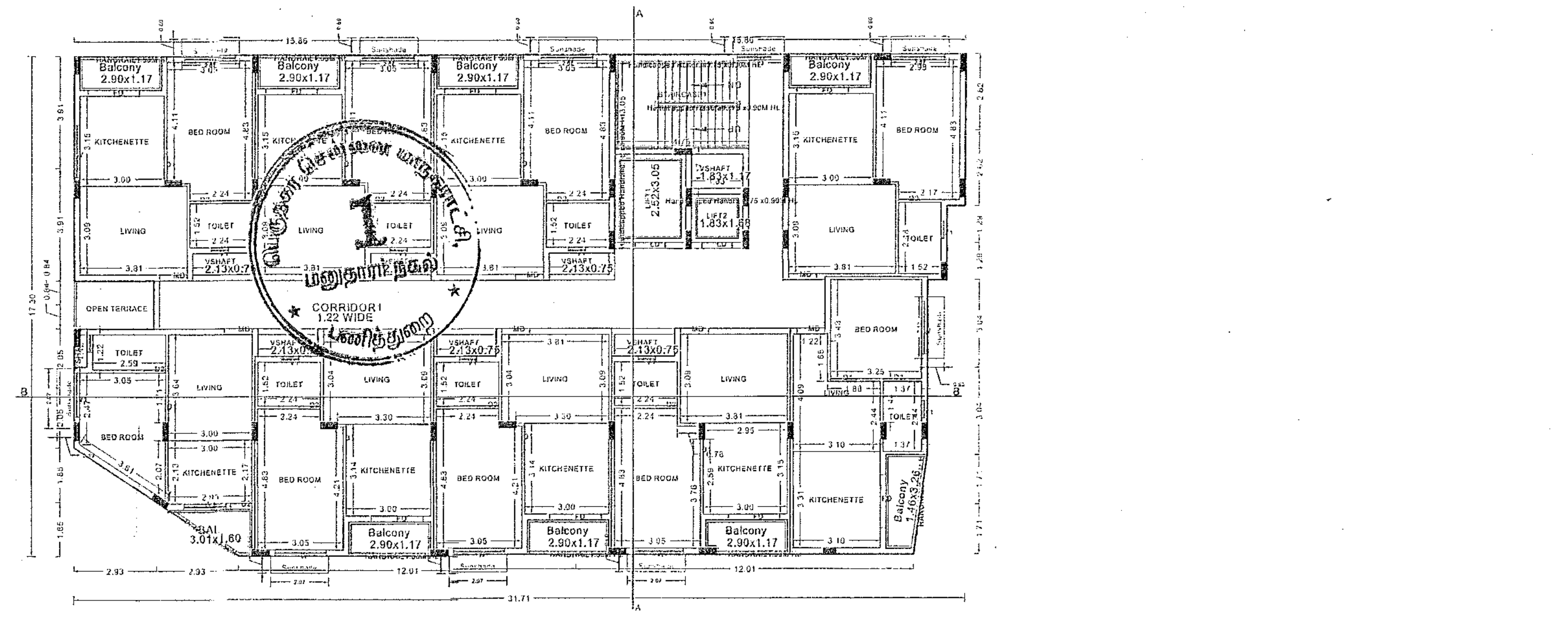


GROUND FLOOR PLAN

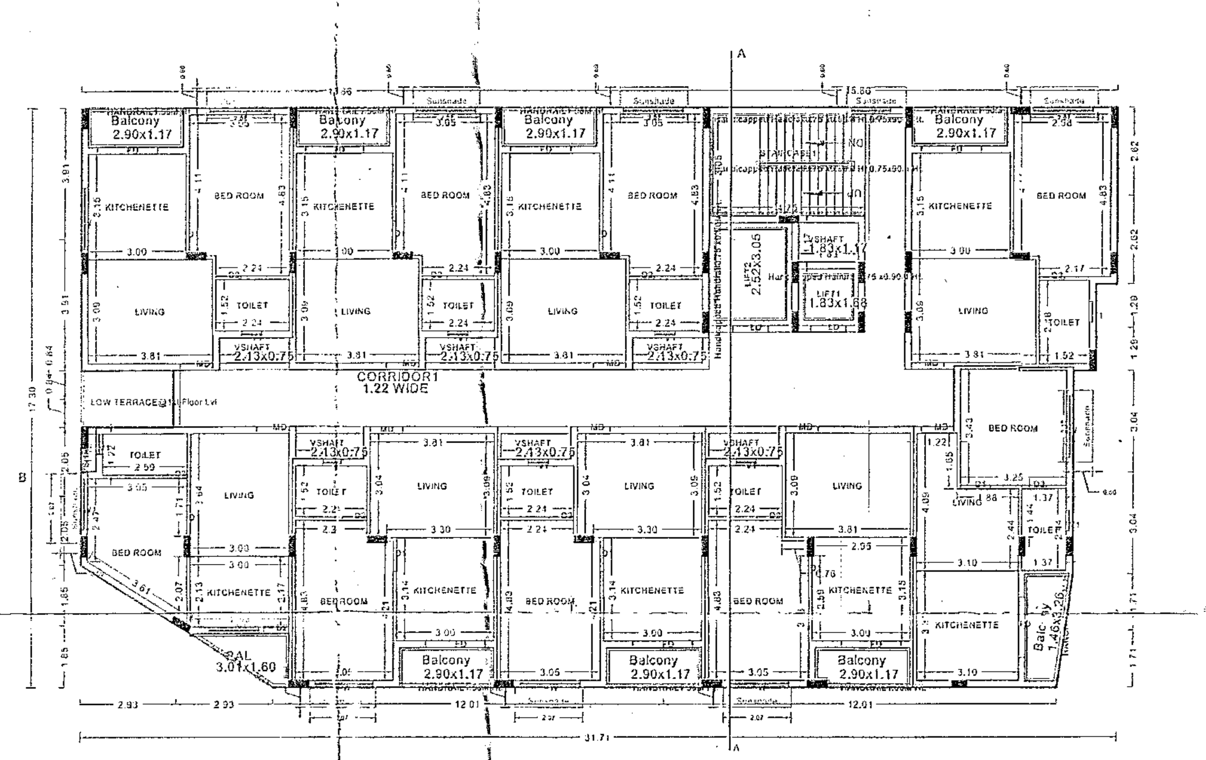
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

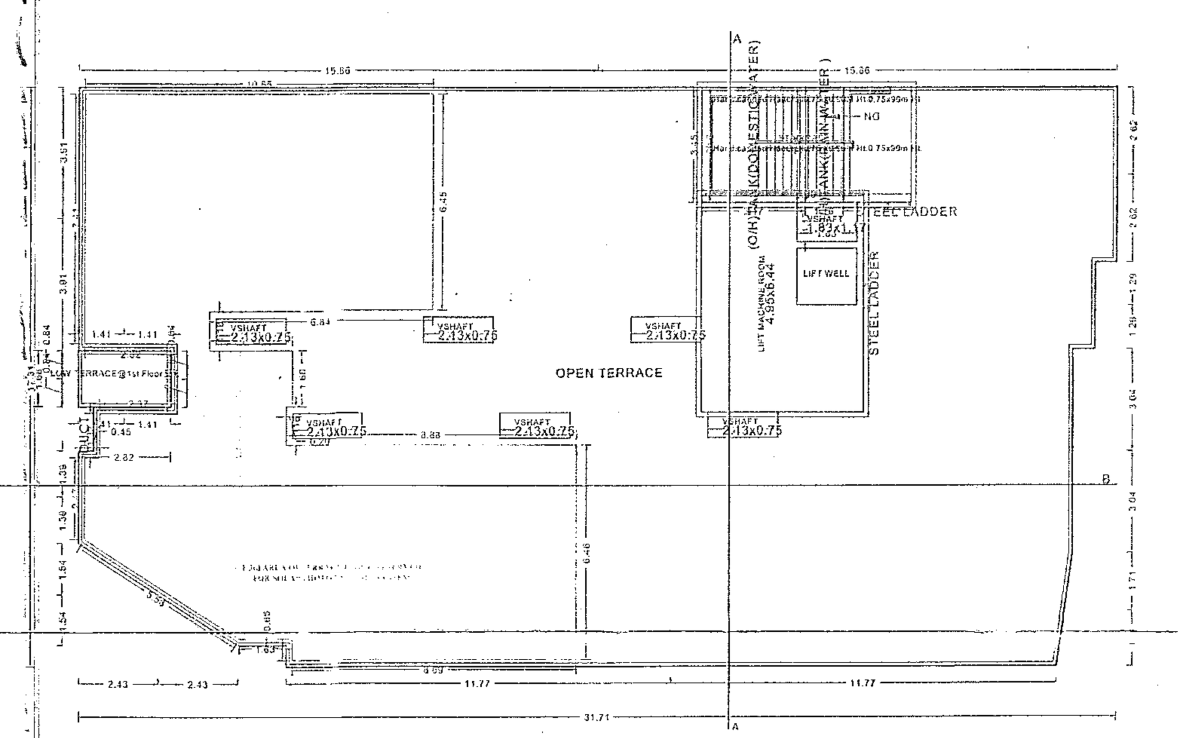
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS (17.10m Height) SHOP(GROUND FLOOR) cum RESIDENTIAL SERVICE APARTMENT (1st,2nd,3rd & 4th Floor) with 36 DWELLING UNITS AVAILING PREMIUM FSI AT WALLACE GARDEN 1ST STREET / WALLACE GARDEN 3RD STREET, NUNGAMBAKKAM, CHENNAI - 600 006, COMPRISED IN R.S.NO : 62/23, 62/74 & 62/38, BLOCK NO:13 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
ZONE - IX , NEW DIVISION - 111 .



FIRST FLOOR PLAN



TYPICAL - 2- 4 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

For NGB CONSTRUCTION
Partner

For K. V. DEVELOPERS
Partner

Applicants (Owner / Developer / Power of Attorney)

Dr. J. SURESH, M.E., MIE., Ph.D.,
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-I/19/02/003
Reg. No. RSE100382019
Reg. No. CGLRGN/SE/GR-1/2019/06/012

M MEYYAPPAN, A.I.I.A
COUNCIL OF ARCH REG. NO. CA/2019/117339
CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

This is a system generated drawing as per the soft copy 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

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

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