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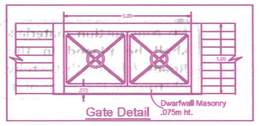
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

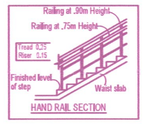
Official Property Record



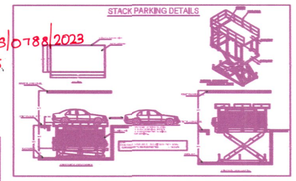
Digitally Verified Record - Powered by Verified RealEstate™



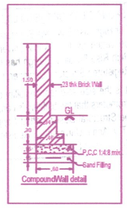


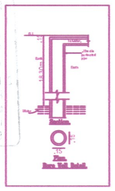


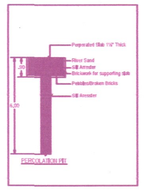
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C.M.D.A vide
Lr.No.CMDA/PP/HRB/1/0788/2023
Dated..01/03/2025.

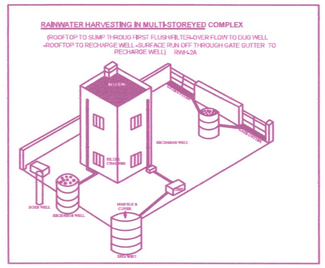


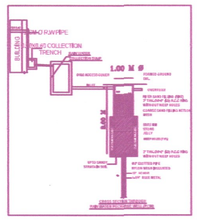
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

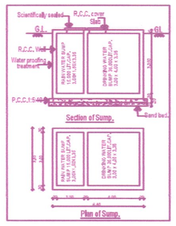


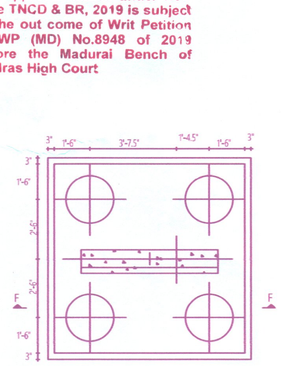


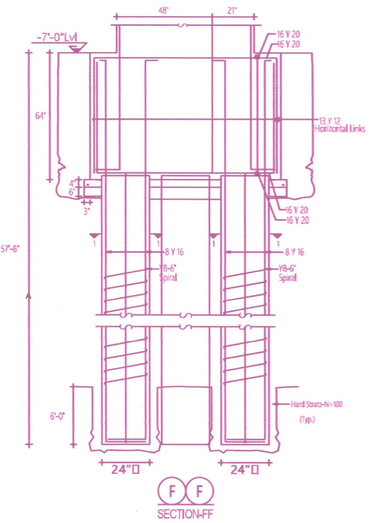














SITE PLAN	SHEET NO. 1 / 2

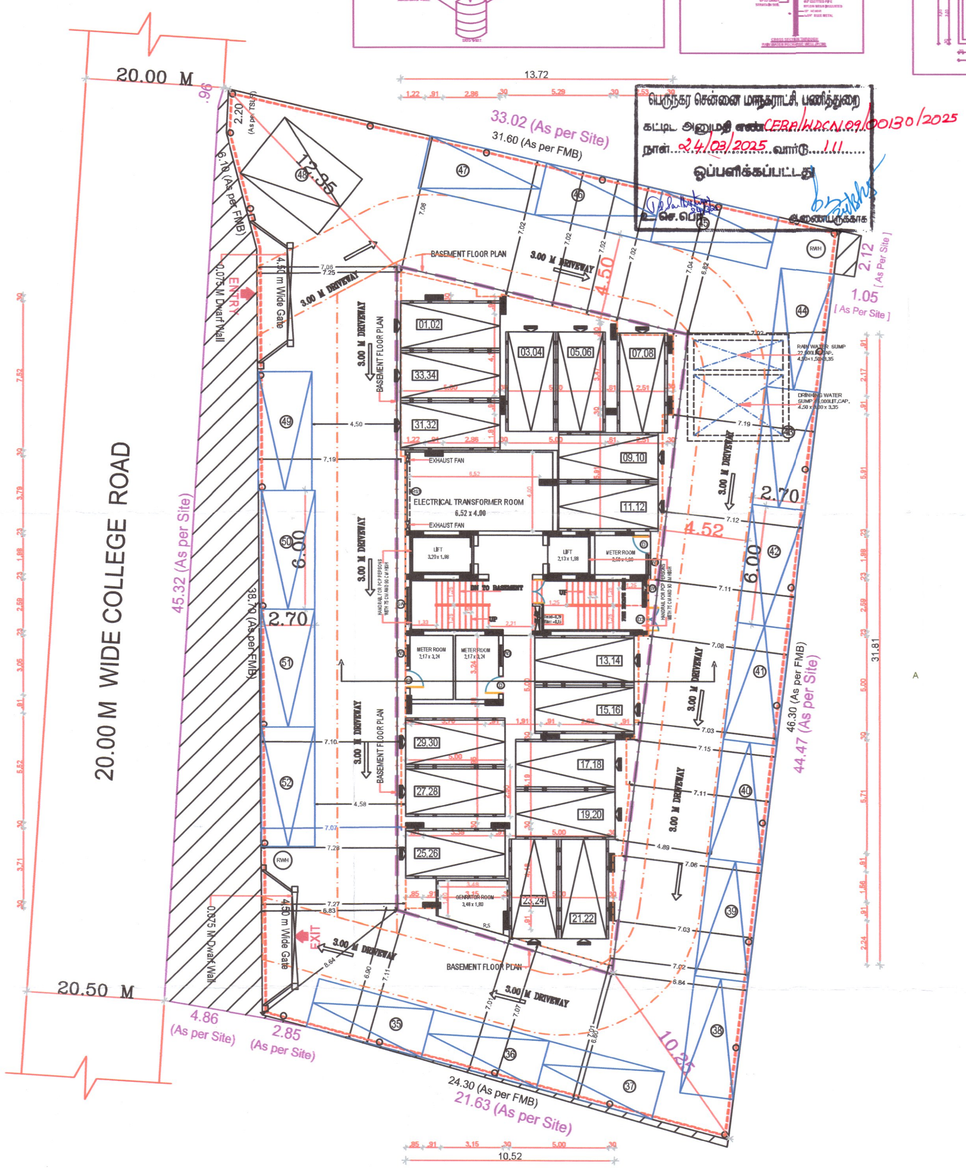
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING(HRB) WITH 30.30M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR(PARKING) + STILT FLOOR(PARKING, ELECTRICAL TRANSFORMER ROOM) + 9FLOORS OF RESIDENTIAL BUILDING WITH 18 DWELLING UNITS AT OLD DOOR NO.13, NEW DOOR NO.16, COLLEGE ROAD, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD R.S.NO./R/S/T, T.S.NO./R/T/S, BLOCK NO.14 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1222.00
AREA AS PER DOCUMENT	1234.00
AREA CONSIDERED FOR FSI	1222.00
STREET ALIGNMENT/ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3556.71
FSI FACTOR	2.911
COVERAGE AREA (PERCENTAGE %)	680.24 (31.61%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	40	52
TWO WHEELER	0	0
CYCLE	-	0



SITE CUM STILT FLOOR PLAN

(SCALE - 1 :100)

BASEMENT FLOOR PLAN

1st FLOOR to 9FLOORS- TYPICAL FLOOR PLAN

TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT:

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	0.00	18.32	0.00	0.00	0	18.32
STILT PARKING FLOOR	0.00	67.54	0.00	0.00	0	67.54
FIRST FLOOR	0.00	385.65	0.00	0.00	2	385.65
SECOND FLOOR	0.00	385.65	0.00	0.00	2	385.65
THIRD FLOOR	0.00	385.65	0.00	0.00	2	385.65
FOURTH FLOOR	0.00	385.65	0.00	0.00	2	385.65
FIFTH FLOOR	0.00	385.65	0.00	0.00	2	385.65
SIXTH FLOOR	0.00	385.65	0.00	0.00	2	385.65
SEVENTH FLOOR	0.00	385.65	0.00	0.00	2	385.65
EIGHTH FLOOR	0.00	385.65	0.00	0.00	2	385.65
NINTH FLOOR	0.00	385.65	0.00	0.00	2	385.65
Total	0.00	3556.71	0.00	0.00	18	3556.71

FLR / BNG WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
	1	0.00	3556.71	0.00	0.00	18	3556.71
Total		0.00	3556.71	0.00	0.00	18	3556.71

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 the out come of Writ Petition in (MD) No.8948 of 2019 and WMP (MD) Nos.6917 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: SRIDHARARASAN
Sign Date: 11/09/2024 12:24:45 PM

Signature valid

For Chief(s) 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. 5688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

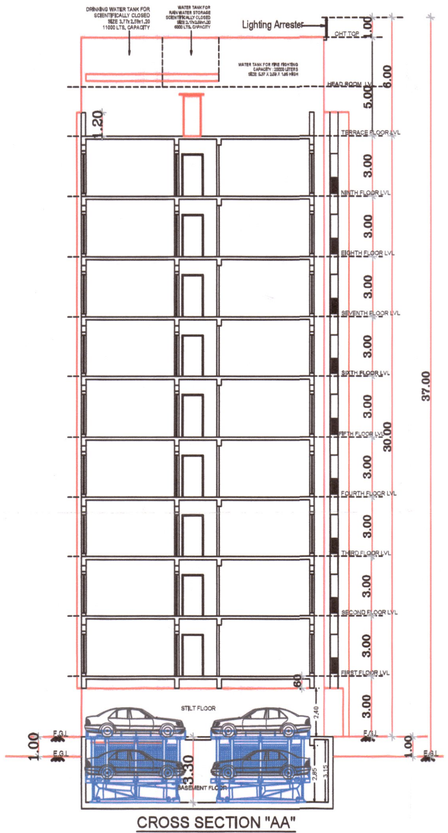
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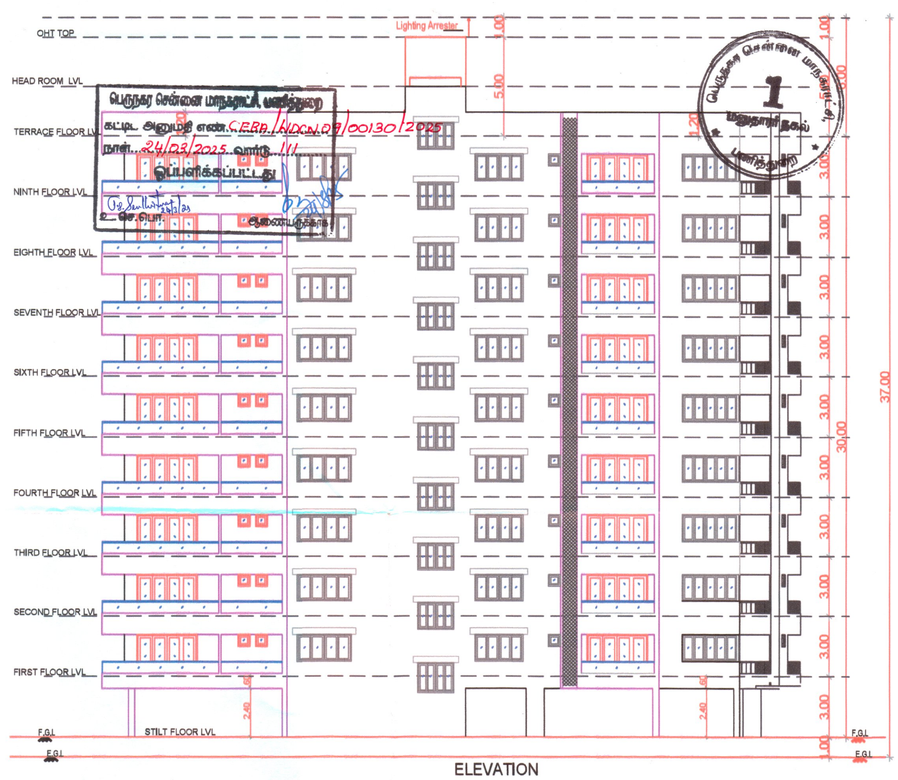
FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING(HRB) WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR(PARKING)+ STILT FLOOR(PARKING, ELECTRICAL TRANSFORMER ROOM)+ 9FLOORS OF RESIDENTIAL BUILDING WITH 18 DWELLING UNITS AT OLD DOOR NO.13, NEW DOOR NO.14, COLLEGE ROAD, NUNGAMBAKKAM, CHENNAI COMPRISED IN OLD R.S.NO.78/1, T.S.NO.78/13, BLOCK NO:14 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.	

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/S/10788/2023
Dated..10.03.2025

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



CROSS SECTION "AA"



ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

KEY NO. 5688

QR CODE

This Planning Permission issued under new Rule TNCDBR, 2019 is subject to final outcome of the WLP, (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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

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.

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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

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We're honored to be part of your
real estate journey

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