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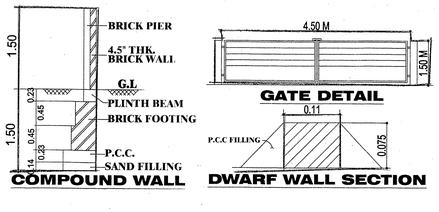
3/350/2 Mettukuppam,
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Chennai, India

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+91 9996 12 9996
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Official Property Record



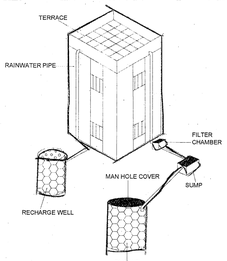
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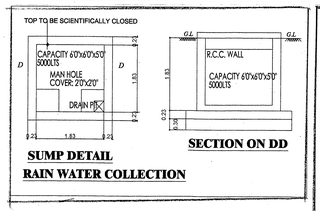
COMPOUND WALL

GATE DETAIL

DWARF WALL SECTION

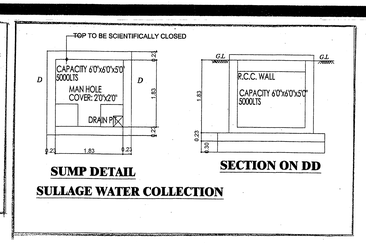


RAINWATER HARVESTING - 2A



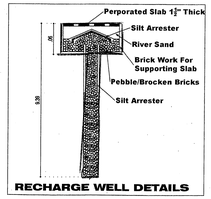
SUMP DETAIL
RAIN WATER COLLECTION

SECTION ON DD

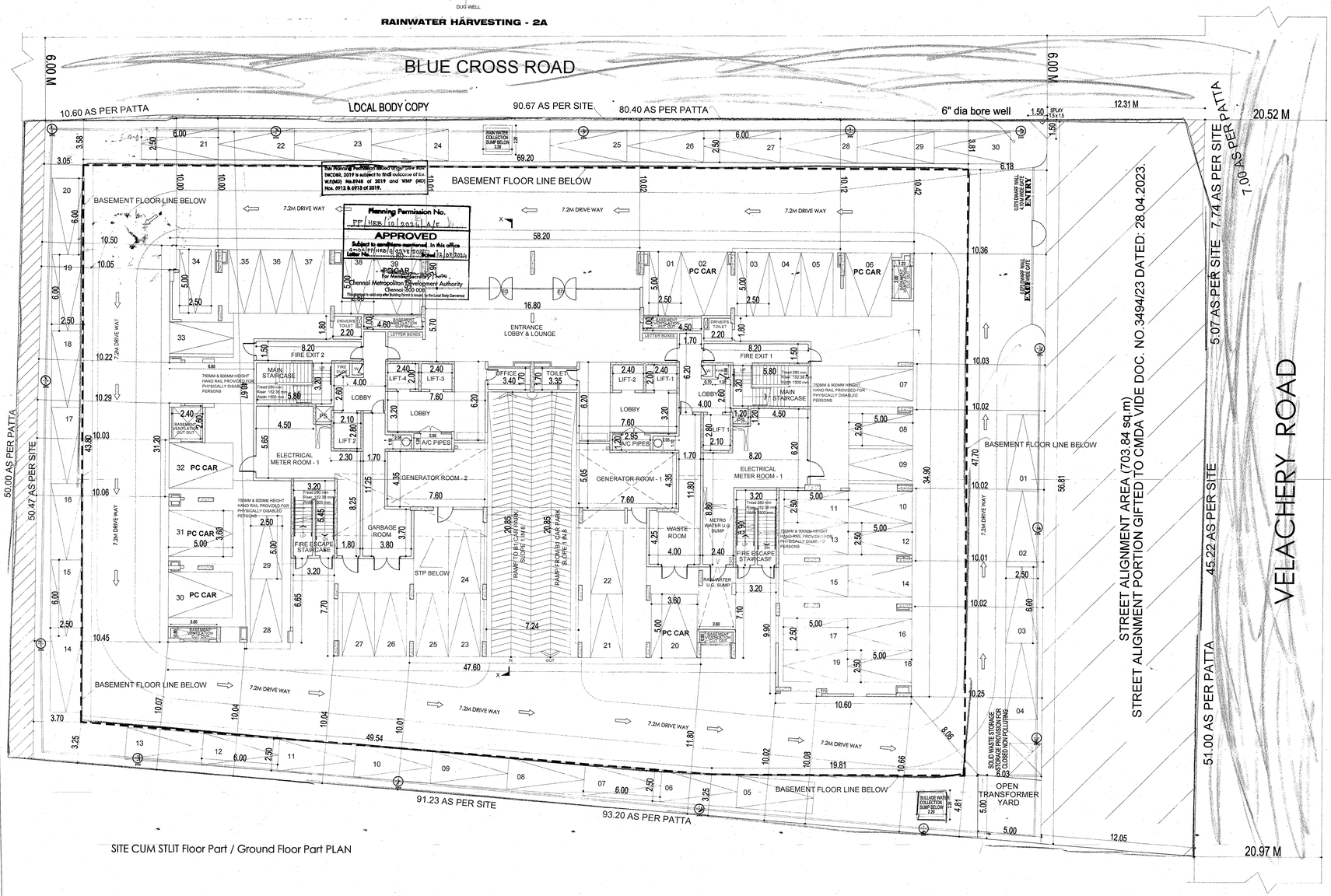


SUMP DETAIL
SULLAGE WATER COLLECTION

SECTION ON DD



RECHARGE WELL DETAILS



SITE CUM STLIT Floor Part / Ground Floor Part PLAN

As per patta Extent	- 5004.50 sq.m
As per Document Extent	- 5004.50 sq.m
Area for Street Alignment portion	- 703.84 sq.m
Site Excluding the street Alignment portion	- 4300.66 sq.m
DRC Availed / Utilized area (DRC No.129/2024 dated 17.04.2024)	- 571.17 sq.m.
Area considering for calculating FSI	- 4433.33 sq.m
Total Proposed FSI Area	- 21611.01 sq.m

AREA STATEMENT

FLOOR	TOTAL sq.m.	deduction sq.m.	spaces Excluded sq.m.	parking area sq.m.	FSI AREA sq.m.	NO.of DU's
Basement Floor - 1 (upp)	3204.63	115.80	72.49	2887.55	128.79	0
Basement Floor - 2(Low)	3204.63	25.05	72.49	2891.01	216.08	0
Stilt Floor	1853.67	38.49	86.26	1150.72	578.20	0
1st Floor	1809.15	190.59	0.00	0.00	1618.56	6
2nd Floor	1809.15	190.59	0.00	0.00	1618.56	6
3rd Floor	1829.79	199.87	0.00	0.00	1629.92	6
4th Floor	1809.15	190.59	0.00	0.00	1618.56	6
5th Floor	1809.15	190.59	0.00	0.00	1618.56	6
6th Floor	1829.79	199.87	0.00	0.00	1629.92	6
7th Floor	1809.15	190.59	0.00	0.00	1618.56	6
8th Floor	1809.15	190.59	0.00	0.00	1618.56	6
9th Floor	1829.79	199.87	0.00	0.00	1629.92	6
10th Floor	1809.15	190.59	0.00	0.00	1618.56	6
11th Floor	1809.15	190.59	0.00	0.00	1618.56	6
12th Floor	1829.79	199.87	0.00	0.00	1629.92	6
13 th Floor	1375.91	156.13	0.00	0.00	1219.78	2
TOTAL	31431.20	2659.67	231.24	6929.28	21611.01	74

Achieved FSI - 21611.01 / 4433.33 = 4.875
Achieved Coverage - 1746.00 / 4433.33 *100 =39.38%

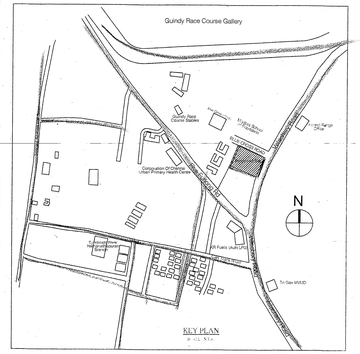
TOTAL NUMBER OF DWELLINGS - 74 nos

No of carparking required = 186 Nos.
10% for Visitors parking = 19 Nos.
Total Car parking required = 205 Nos.

No of TW parking required : Nil

Parking provided		
	Required	Provided
Car	205	206
TW	NIL	NIL

NO OF CARS PROVIDED	
OPEN	30
STILT	39
BASEMENT 1	67
BASEMENT 2	70
TOTAL PROVIDED	206



JOB TITLE

SHEET NO : 01/ 06

PLAN SHOWING THE PROPOSED OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT (part) CUM GROUND FLOOR(Part) + 12 FLOORS +13th FLOOR (Part) WITH 74 DWELLING UNITS and MULTI FUNCTION HALL ,GYM,& SWIMMING POOL IN 13th Floor (part) RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO. 34 (part) OLD NO. 71 (part), VELACHERY ROAD,GUINDY , CHENNAI-600 032,IN OLD S.NO. 76 and 77 part ,later R.S.NO.76/2 part and 77 part present T.S,NO. 9/1 part,BLOCK NO.16 OF VELACHERY VILLAGE, VELACHERY TALUK,WITHIN LIMIT OF GREATER CHENNAI CORPORATION. DIVISION NO: 172, ZONE : 13.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	ENTRANCE DOOR	1.10 x 2.10
D	DOOR	1.80 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.70 x 2.10
FD	FRENCH DOOR	3.75 x 2.10
FW	FRENCH WINDOW	3.75 x 1.80
W1	WINDOW	2.4 x 1.50
W2	WINDOW	1.80 x 1.50
W3	WINDOW	0.90 x 1.50
KW1	KITCHEN WINDOW	1.80 x 1.00
KW2	KITCHEN WINDOW	1.20 x 1.00
KW3	KITCHEN WINDOW	0.76 x 1.00
V	VENTILATOR	0.60 x 0.90

COLOUR INDICATION

PROPOSED
SITE BOUNDARY
EXISTING ROAD

N

DRAWING TITLE

SITE CUM STILT Floor Part/ Ground Floor Part Plan, KEY PLAN DETAILS, ETC.,

SCALE
1" = 8' - 0" (1:100)

SIGNATURE OF OWNER / POWER AGENT

For NAR ESTATES PRIVATE LIMITED
Authorised Signatory

SIGNATURE OF STRUCTURAL ENGINEER

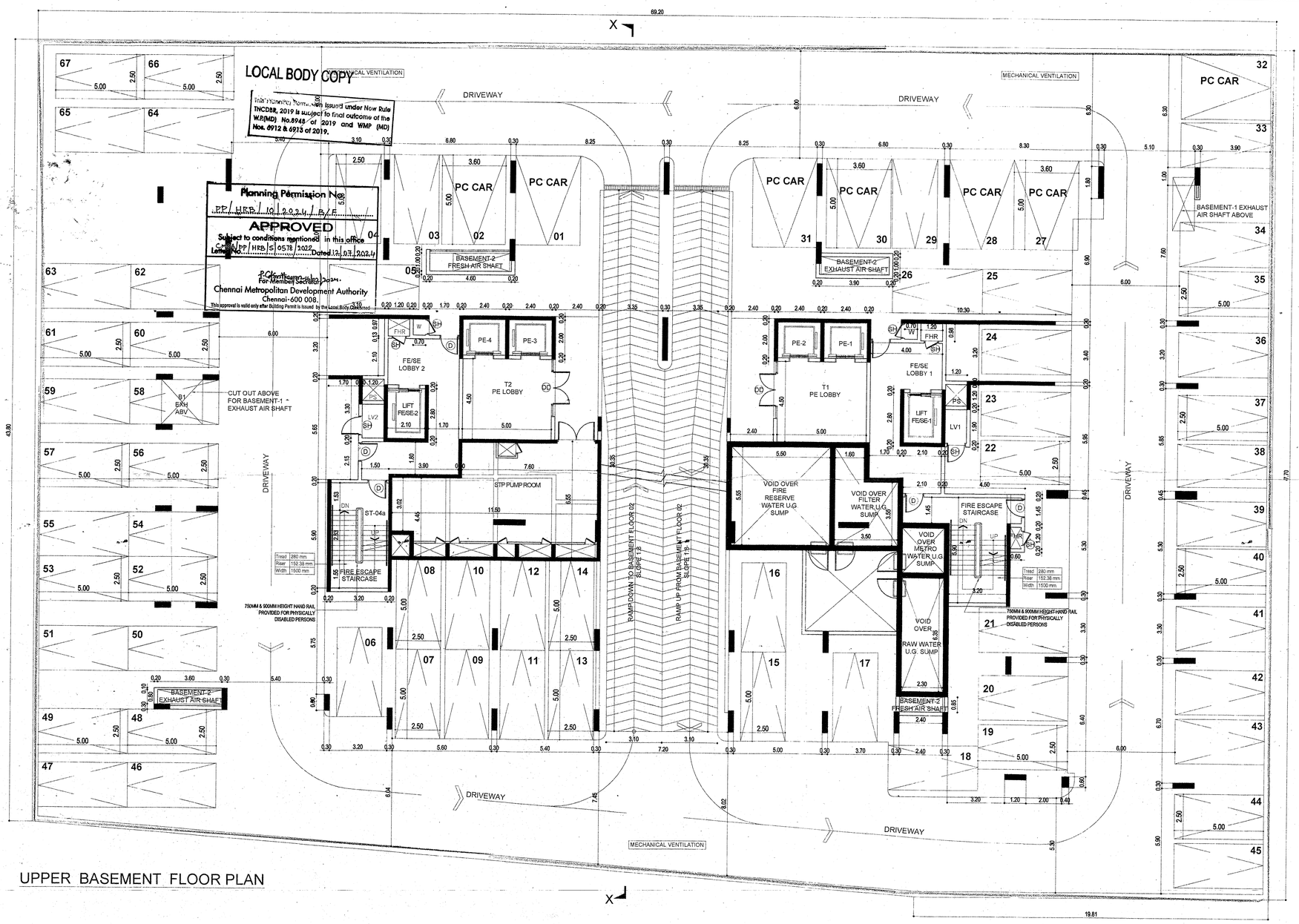
S. PADMANABHAN
Registered Structural Engineer,
Grade - I (SE)
Regn. No. SE/GR-I/19/05/123

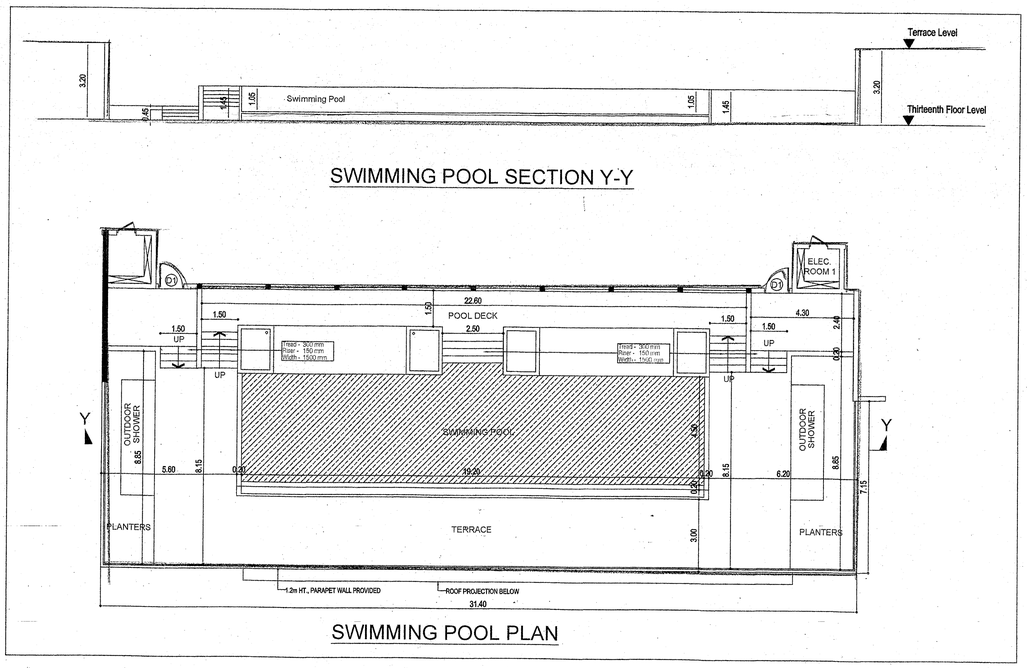
SIGNATURE OF ARCHITECT

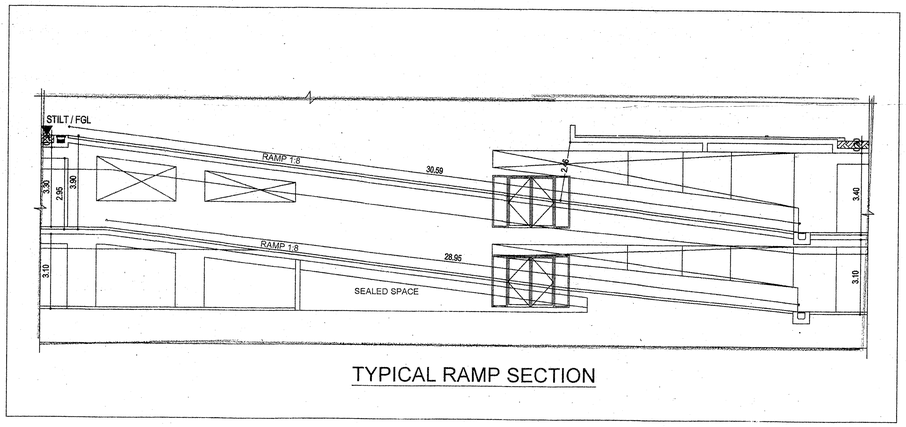
A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.3/19/03/053
CORPORATION REGN. No. RA1/2052/2019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044 - 2457 2457

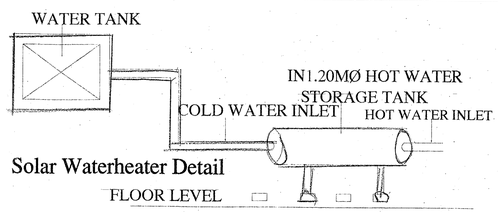
NATARAJ & VENKAT ARCHITECTS
18, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

2/6
B/P









SHEET NO : 02/ 06

JOB TITLE

PLAN SHOWING THE PROPOSED OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT (part) CUM GROUND FLOOR(Part) + 12 FLOORS +13th FLOOR (Part) WITH 74 DWELLING UNITS and MULTI FUNCTION HALL ,GYM,& SWIMMING POOL IN 13th Floor (part) RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO. 34 (part) OLD NO. 71 (part), VELACHERY ROAD,GUINDY , CHENNAI-600 032,IN OLD S.NO. 76 and 77 part ,later R.S.NO.76/2 part and 77 part present T.S,NO. 9/1 part,BLOCK NO.16 OF VELACHERY VILLAGE, VELACHERY TALUK,WITHIN LIMIT OF GREATER CHENNAI CORPORATION. DIVISION NO: 172, ZONE : 13.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
GD	GLASS DOOR	2.40 x 2.40
D1	DOOR	2.00 x 2.40
D2	DOOR	1.50 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.40
D5	DOOR	0.60 x 2.10
FR	FIRE RATED DOOR	1.50 x 2.40
FR1	FIRE RATED DOOR	2.00 x 2.40
FG	FIXED GLASS	1.50 x 1.80
FG1	FIXED GLASS	3.60 x 1.80

COLOUR INDICATION

PROPOSED

SITE BOUNDARY

EXISTING ROAD

N

DRAWING TITLE

UPPER BASEMENT FLOOR PLAN

SCALE

1" = 8' - 0" (1:100)

SIGNATURE OF OWNER / POWER AGENT

For IVAR ESTATES PRIVATE LIMITED

Authorised Signatory

SIGNATURE OF STRUCTURAL ENGINEER

S. PADMANABHAN
Registered Structural Engineer
Grade - I (SE)
Regn. No. SE/GR-I/19/05/123

SIGNATURE OF ARCHITECT

A.VENKATA KRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044 - 2457 2457

NATARAJ & VENKAT ARCHITECTS
18, 3rd SEAWARD RD. + VALMIKI ROAD
THIRUVANMIYUR CHENNAI 600041
T/ + 91 44 2457 2457

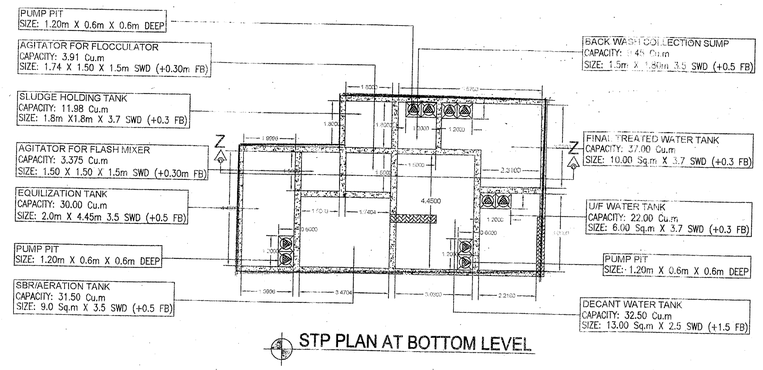
3/6
c/f

LOCAL BODY COPY

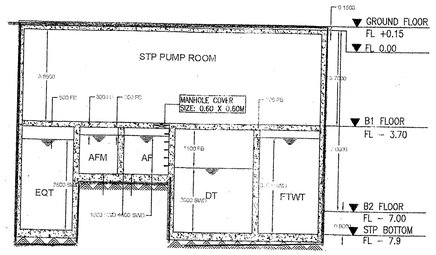
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Planning Permission No.
PP/HRB/10/2024/CMA
APPROVED
Subject to conditions mentioned in this office
Letter No. CMDA/PP/HRB/S/0578/2022 Dated: 12/07/2024
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after Building Permit is issued by the Local Body Concerned

LOWER BASEMENT FLOOR PLAN



STP PLAN AT BOTTOM LEVEL



SECTION AT - ZZ

NO	SCHEDULE OF EQUIPMENTS/PUMPS
A	SAND PRESSURE FILTER
B	ACTIVATED CARBON FILTER
C	ULTRA VIOLET FILTRATION
D	SLUDGE RE – CIRCULATION PUMP
E	SCREW PUMP
F	CENTRIFUGE PUMP
G	AIR BLOWERS (2Nos)
H	PRESSURE VESSELS FOR FLUSHING PURPOSE (LOW ZONE)
I	PRESSURE VESSELS FOR FLUSHING PURPOSE (HIGH ZONE)
J	PRESSURE VESSEL FOR IRRIGATION PURPOSE
K	CONTROL PANEL FOR STP
L	U/F PLANT
M	EXCESS SEWAGE WATER DISPOSAL PUMP
N	COAGULANT DOSING PUMP AND TANK
O	FLOCCULENT DOSING PUMP AND TANK
P	DEFOAMING DOSING PUMP AND TANK

LEGEND:		
1	SWD	STANDING WATER DEPTH
2	F.B	FREE BOARD
3	N.T.S	NOT TO SCALE
4	MH	MANHOLE
5	F.B.L	FREE BOARD LEVEL

NOTES
1. FOR LOCATION OF GWTP REFER RELAVANT FLOOR PLAN.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT FLOOR PLAN DRGS
3. ALL FLANGES TO BE TREADED WITH HOT DIPPED GALVANIZING (100 MICRONS).

GENERAL NOTES :
1. ALL DIMENSIONS ARE IN M or MM ARE UNFINISHED DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT PRIOR TO EXECUTION.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT SITE PLAN DWG

SL.NO	SPECIFICATION NOTES:
1	THE SEPTIC SLAB OF THE PUMP ROOM TO BE DESIGNED FOR MECHANICAL / EQUIPMENT LOAD
2	WALL THICKNESS OF THE GWTP TO BE AS PER THE STRUCTURAL CONSULTANT'S DESIGN.
3	MECHANICAL VENTILATION TO BE PROVIDED FOR GWTP AND PUMP ROOM IN TERMS OF EXHAUST AND FRESH AIR ARRANGEMENTS BY HVAC CONSULTANTS.

SHEET NO : 03/ 06

JOB TITLE

PLAN SHOWING THE PROPOSED OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT (part) CUM GROUND FLOOR(Part) + 12 FLOORS +13th FLOOR (Part) WITH 74 DWELLING UNITS and MULTI FUNCTION HALL ,GYM,& SWIMMING POOL IN 13th Floor (part) RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO. 34 (part) OLD NO. 71 (part), VELACHERY ROAD,GUINDY , CHENNAI-600 032,IN OLD S.NO. 76 and 77 part ,later R.S.NO.76/2 part and 77 part present T.S,NO. 9/1 part,BLOCK NO.16 OF VELACHERY VILLAGE, VELACHERY TALUK,WITHIN LIMIT OF GREATER CHENNAI CORPORATION. DIVISION NO: 172, ZONE : 13.

SCHEDULE OF JOINERY

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D5	DOOR	0.60 x 2.10
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FR1	FIRE RATED DOOR	2.00 x 2.40
FG	FIXED GLASS	1.50 x 1.80
FG1	FIXED GLASS	3.60 x 1.80

COLOUR INDICATION
PROPOSED
SITE BOUNDARY
EXISTING ROAD

N

DRAWING TITLE

LOWER BASEMENT FLOOR PLAN

SCALE
1" = 8' - 0" (1:100)

SIGNATURE OF OWNER / POWER AGENT

For IVAR ESTATES PRIVATE LIMITED
Authorised Signatory

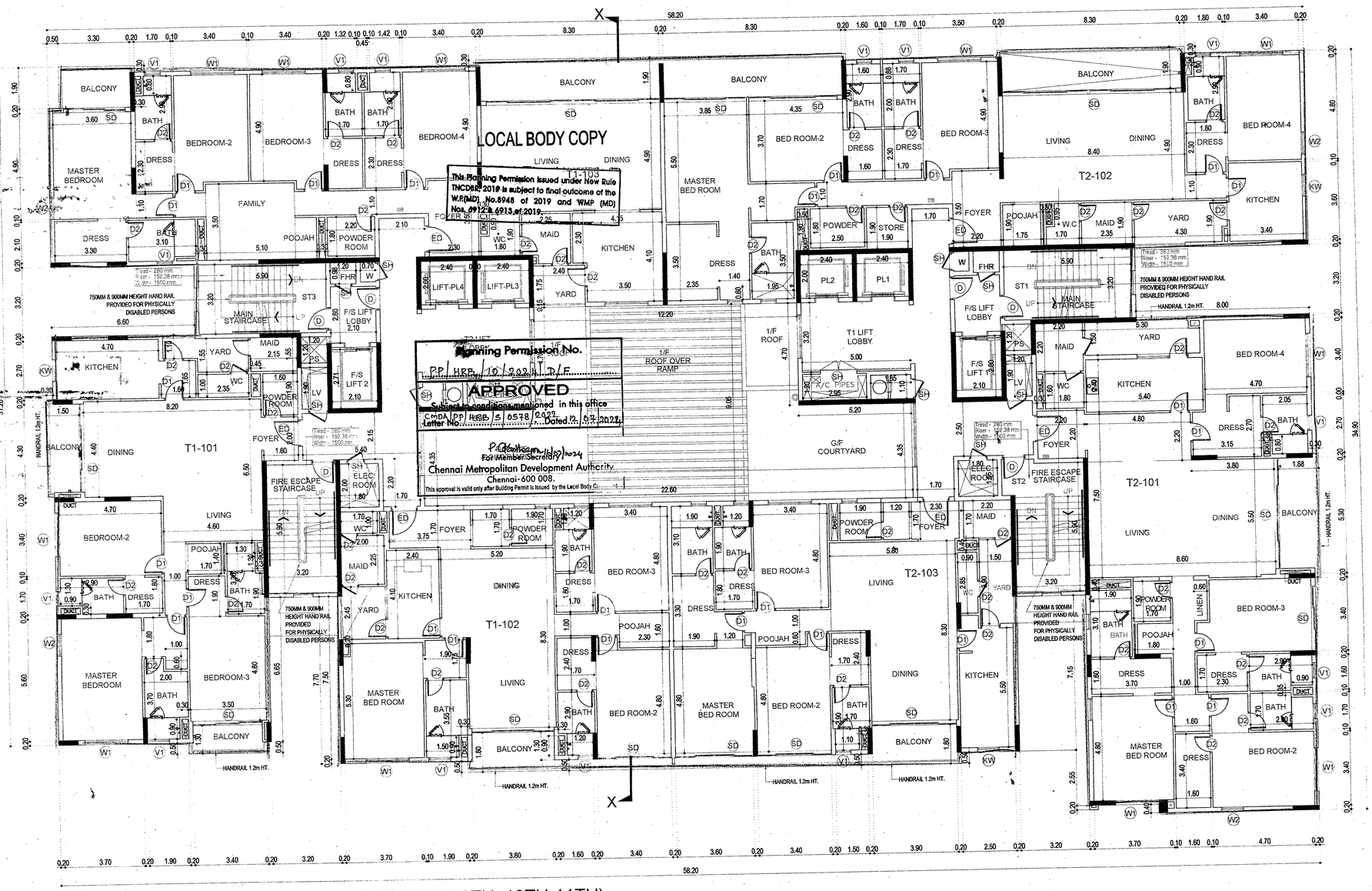
SIGNATURE OF STRUCTURAL ENGINEER

S. PADMANABHAN
Registered Structural Engineer
Grade - 1 (SE)
Regn. No. SE/GR-1/19/05/123

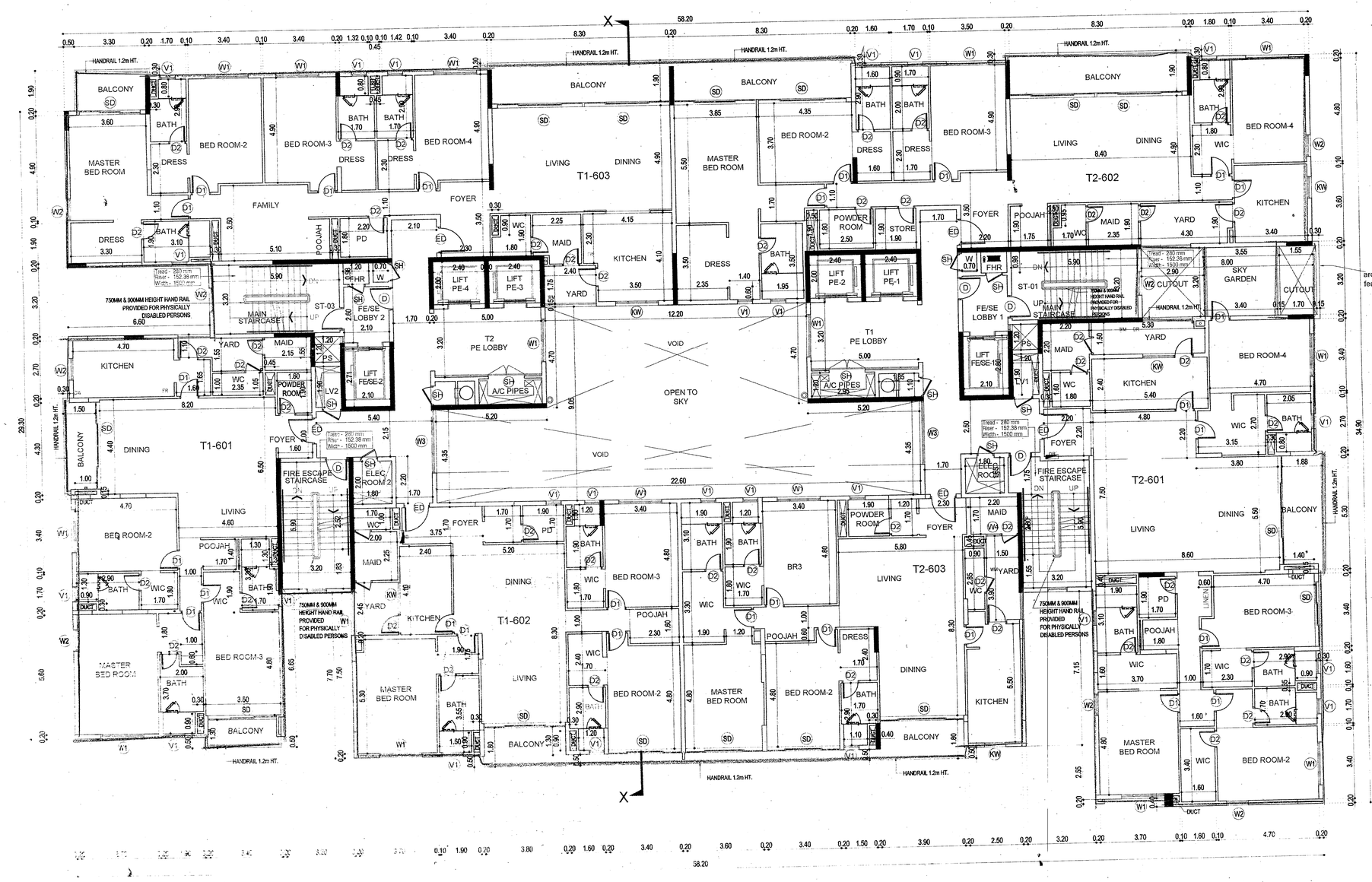
SIGNATURE OF ARCHITECT

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CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044 - 2457 2457

4/6
D/12



TYPICAL FLOOR PLAN (1ST, 2ND, 4TH, 5TH, 7TH-8TH, 10TH-11TH)



TYPICAL FLOOR PLAN (3RD, 6TH, 9TH & 12TH FLOORS)

SHEET NO : 04/ 06

JOB TITLE

PLAN SHOWING THE PROPOSED OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT (part) CUM GROUND FLOOR(Part) + 12 FLOORS +13th FLOOR (Part) WITH 74 DWELLING UNITS and MULTI FUNCTION HALL ,GYM,& SWIMMING POOL IN 13th Floor (part) RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO. 34 (part) OLD NO. 71 (part), VELACHERY ROAD,GUINDY , CHENNAI-600 032,IN OLD S.NO. 76 and 77 part ,later R.S.NO.76/2 part and 77 part present T.S,NO. 9/1 part,BLOCK NO.16 OF VELACHERY VILLAGE, VELACHERY TALUK,WITHIN LIMIT OF GREATER CHENNAI CORPORATION. DIVISION NO: 172, ZONE : 13.

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D5	DOOR	0.60 x 2.10
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FR1	FIRE RATED DOOR	2.00 x 2.40
FG	FIXED GLASS	1.50 x 1.80
FG1	FIXED GLASS	3.60 x 1.80

COLOUR INDICATION

PROPOSED

SITE BOUNDARY

EXISTING ROAD

N

DRAWING TITLE

TYPICAL FLOOR PLAN (1ST, 2ND, 4TH, 5TH, 7TH-8TH, 10TH-11TH)

TYPICAL FLOOR PLAN (3RD, 6TH, 9TH & 12TH FLOORS)

SCALE

1" = 8' - 0" (1:100)

SIGNATURE OF OWNER / POWER AGENT

For IVAR ESTATES PRIVATE LIMITED

Authorised Signatory

SIGNATURE OF STRUCTURAL ENGINEER

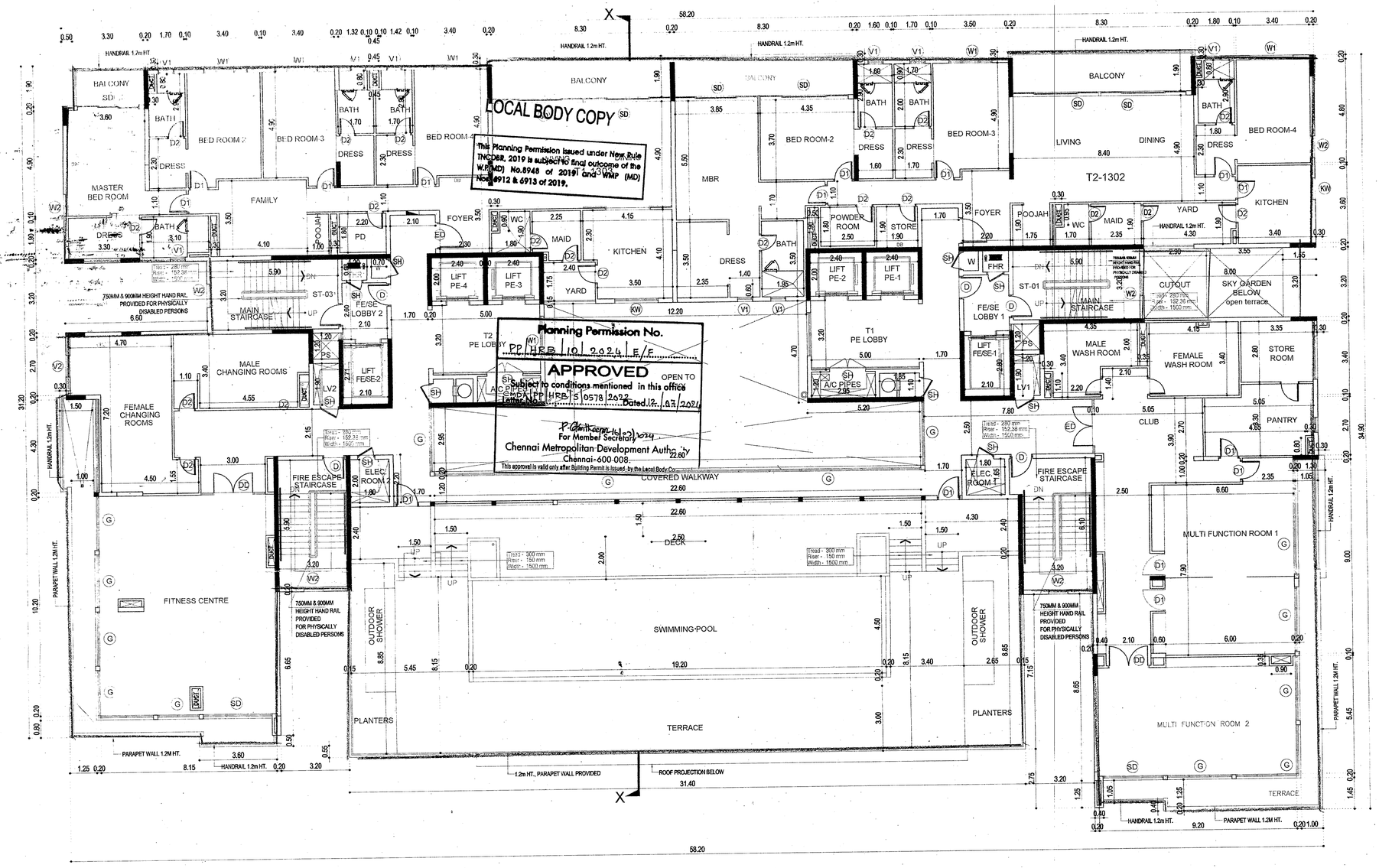
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Regn. No. SE/GR-I/19/05/123

SIGNATURE OF ARCHITECT

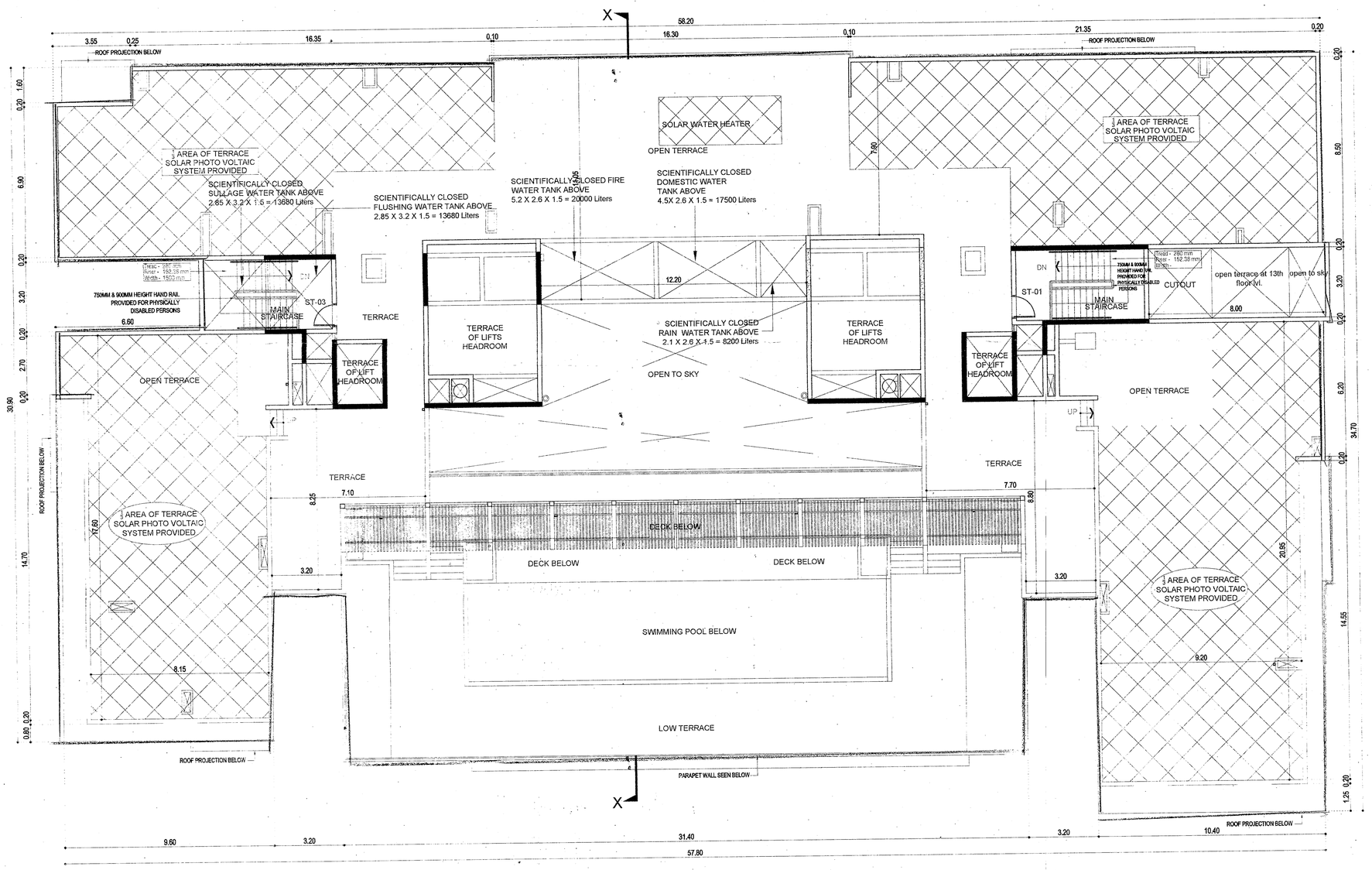
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NATARAJ & VENKAT ARCHITECTS
18, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

5/6
E/R



13TH FLOOR PLAN



TERRACE FLOOR PLAN

SHEET NO : 05/ 06

JOB TITLE

PLAN SHOWING THE PROPOSED OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT (part) CUM GROUND FLOOR(Part) + 12 FLOORS +13th FLOOR (Part) WITH 74 DWELLING UNITS and MULTI FUNCTION HALL ,GYM,& SWIMMING POOL IN 13th Floor (part) RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO. 34 (part) OLD NO. 71 (part), VELACHERY ROAD,GUINDY , CHENNAI-600 032,IN OLD S.NO. 76 and 77 part ,later R.S.NO.76/2 part and 77 part present T.S,NO. 9/1 part,BLOCK NO.16 OF VELACHERY VILLAGE, VELACHERY TALUK,WITHIN LIMIT OF GREATER CHENNAI CORPORATION. DIVISION NO: 172, ZONE : 13.

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FR1	FIRE RATED DOOR	2.00 x 2.40
FG	FIXED GLASS	1.50 x 1.80
FG1	FIXED GLASS	3.60 x 1.80

COLOUR INDICATION

PROPOSED

SITE BOUNDARY

EXISTING ROAD

N

DRAWING TITLE

13TH FLOOR PLAN

TERRACE FLOOR PLAN

SCALE

1" = 8' - 0" (1:100)

SIGNATURE OF OWNER / POWER AGENT

For WAR ESTATES PRIVATE LIMITED
Authorised Signatory

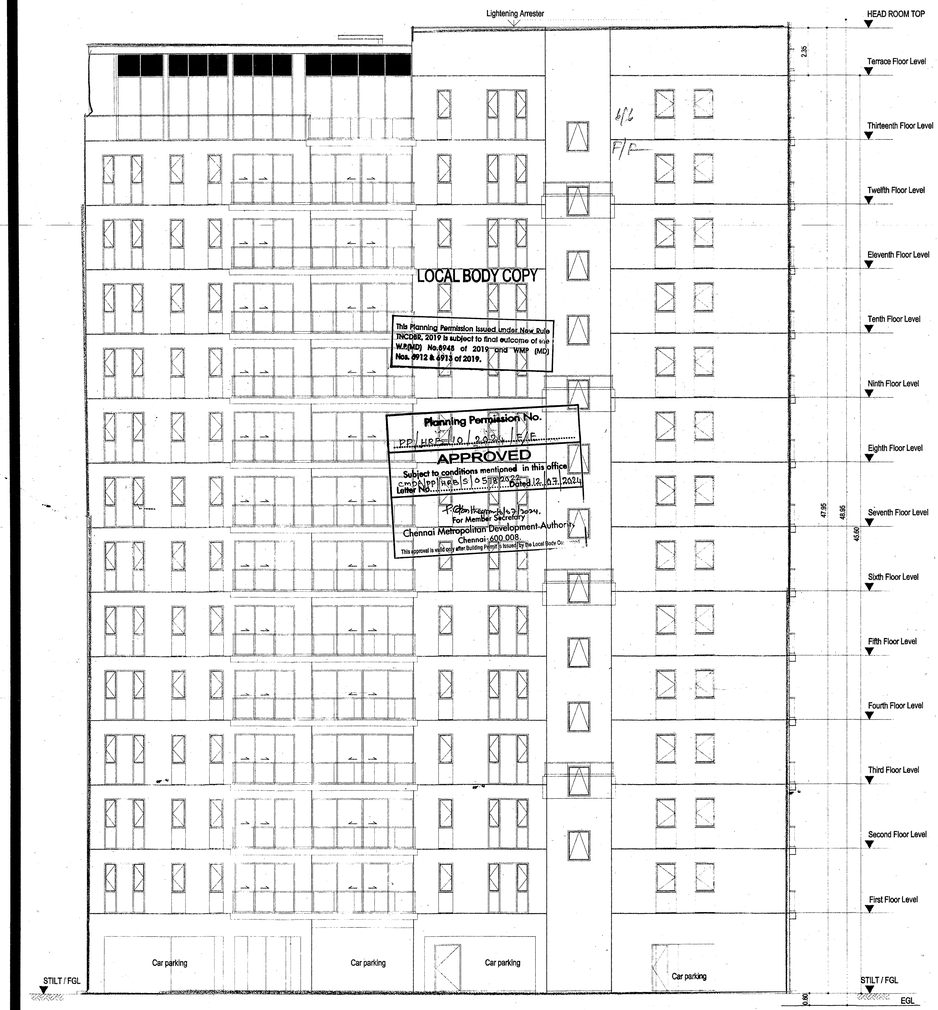
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S. PADMANABHAN
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Grade - 1 (SE)
Regn. No. SE/GR-I/19/05/123

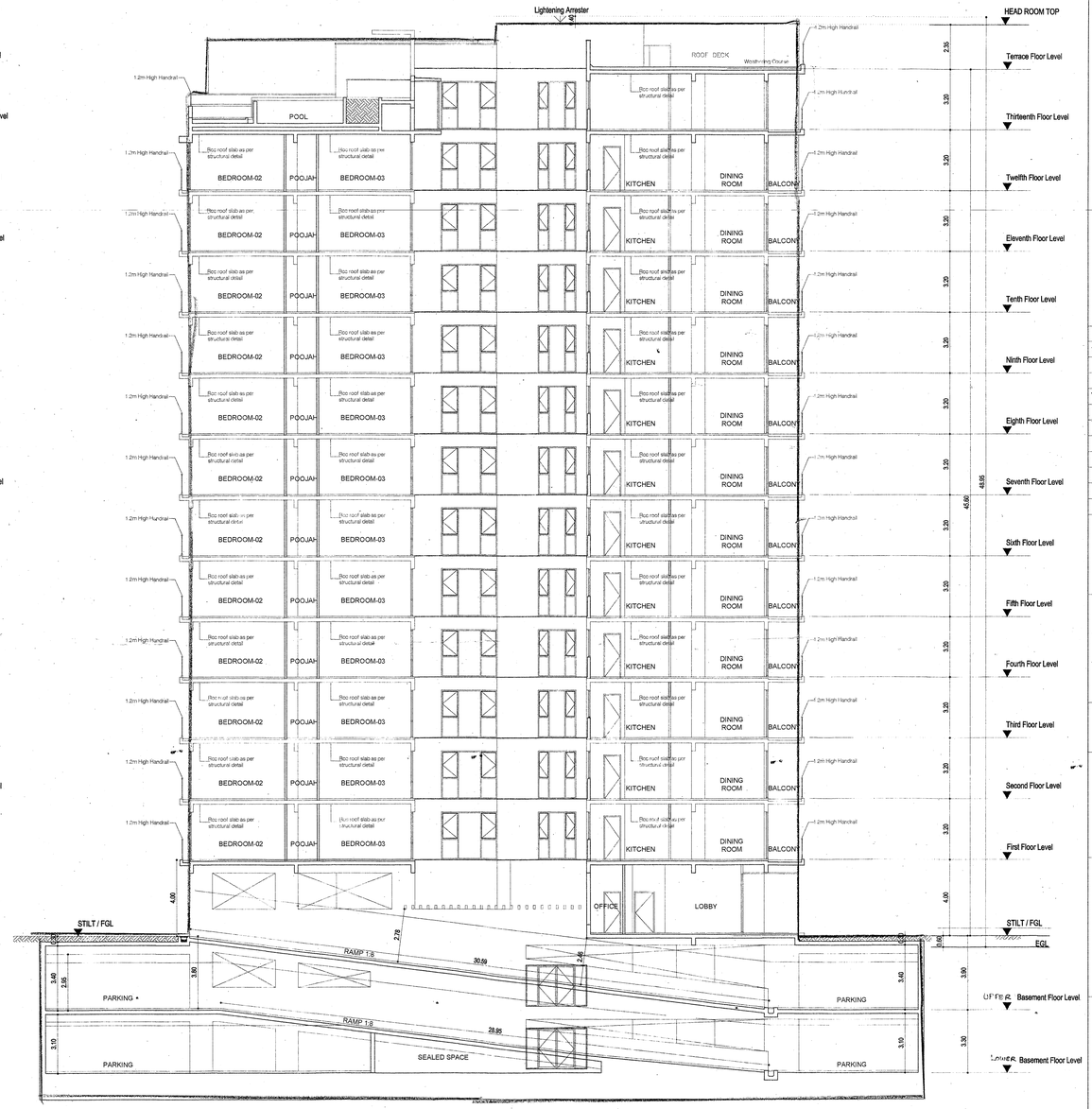
SIGNATURE OF ARCHITECT

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044 - 2457 2457

NATARAJ & VENKAT ARCHITECTS
18, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457



ELEVATION



CROSS SECTION XX

SHEET NO : 06/ 06

JOB TITLE

PLAN SHOWING THE PROPOSED OF HIGH RISE BUILDING CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT (part) CUM GROUND FLOOR(Part) + 12 FLOORS +13th FLOOR (Part) WITH 74 DWELLING UNITS and MULTI FUNCTION HALL ,GYM,& SWIMMING POOL IN 13th Floor (part) RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO. 34 (part) OLD NO. 71 (part), VELACHERY ROAD,GUINDY , CHENNAI-600 032,IN OLD S.NO. 76 and 77 part ,later R.S.NO.76/2 part and 77 part present T.S,NO. 9/1 part,BLOCK NO.16 OF VELACHERY VILLAGE, VELACHERY TALUK,WITHIN LIMIT OF GREATER CHENNAI CORPORATION. DIVISION NO: 172, ZONE : 13.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
GD	GLASS DOOR	2.40 x 2.40
D1	DOOR	2.00 x 2.40
D2	DOOR	1.50 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.40
D5	DOOR	0.60 x 2.10
FR	FIRE RATED DOOR	1.50 x 2.40
FR1	FIRE RATED DOOR	2.00 x 2.40
FG	FIXED GLASS	1.50 x 1.80
FG1	FIXED GLASS	3.60 x 1.80

COLOUR INDICATION

PROPOSED

SITE BOUNDARY

EXISTING ROAD

N

DRAWING TITLE

ELEVATION AND SECTION

SCALE

1" = 8' - 0" (1:100)

SIGNATURE OF OWNER / POWER AGENT

For IVAR ESTATES PRIVATE LIMITED

Authorised Signatory

SIGNATURE OF STRUCTURAL ENGINEER

S. PADMANABHAN
Registered Structural Engineer
Grade - I (SE)
Regn. No. SE/GR-I/19/05/123

SIGNATURE OF ARCHITECT

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
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CMDA REGN. No. RA/GR.II/19/03/053
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VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph.044-2457 2457
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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™

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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