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OMR Thoraipakkam,
Chennai, India

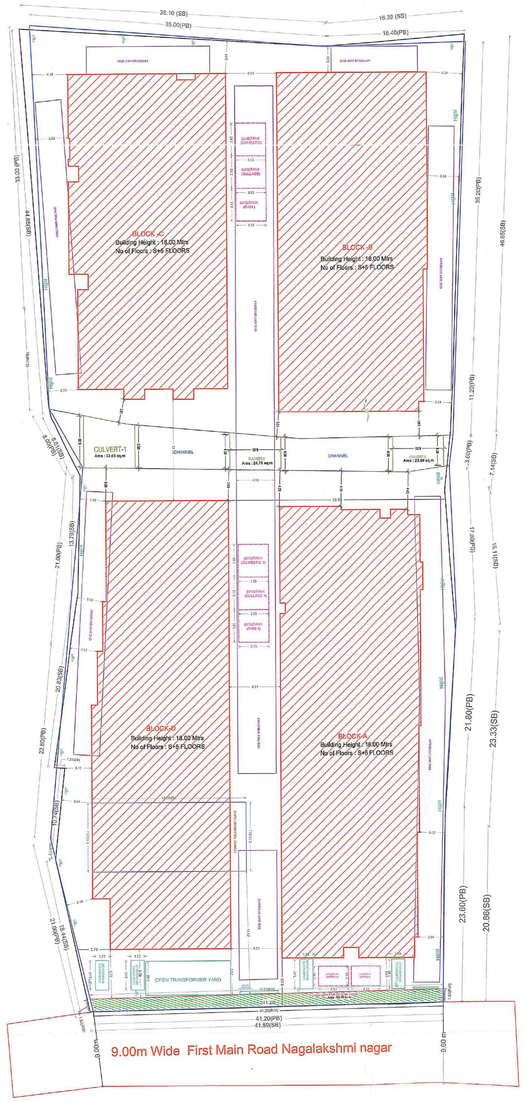
hello@verified.realestate
+91 9996 12 9996

Official Property Record

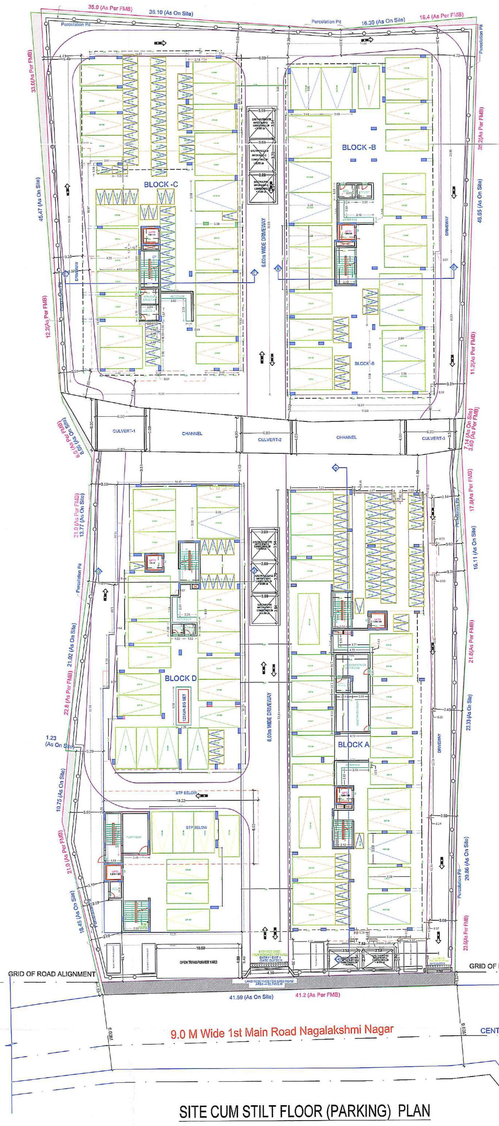
Digitally Verified Record - Powered by Verified RealEstate™



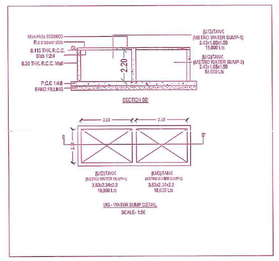
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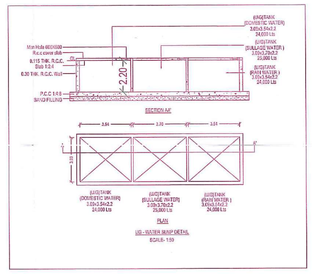


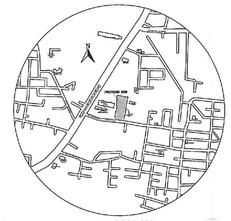
SITE PLAN (Scale - 1:200)



SITE CUM STILT FLOOR (PARKING) PLAN







KEY PLAN

SITE PLAN	SHEET NO. 1 / 7

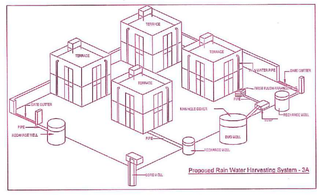
SITE PLAN

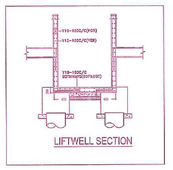
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING; - BLOCKS; BLOCK A - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS; BLOCK B - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK C - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK D - STILT FLOOR+ 1ST FLOOR PLAN (PART) + 2ND FLOOR PLAN (PART) + 3RD FLOOR PLAN PART + 4TH FLOOR PLAN PART + 5TH FLOOR PLAN PART (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS WITH (GYM AND INDOOR GAMES ROOM) TOTALLY 125 DWELLING UNITS (AFFORDABLE HOUSING) AT NAGALAKSHME NAGAR 1ST MAIN ROAD, GOPARASANALLUR, CHENNAI-600126, COMPRISED IN S.NO.83/1,84/1A, 84/2, 85/1, 91/3, 91/4B, 93/2&93/5 OF GOPARASANALLUR VILLAGE WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION

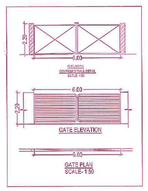
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	4950.00
AREA AS PER DOCUMENT	4947.21
AREA CONSIDERED FOR FSI	4947.21
GRID OF ROAD AREA	62.75
OSR AREA	0.00
TOTAL FSI AREA	12805.61
FSI FACTOR	2.588
COVERAGE AREA (PERCENTAGE %)	NA

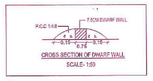
A) PARKING STATEMENT

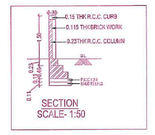
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	75	102
TWO WHEELER	110	145
CYCLE	0	0

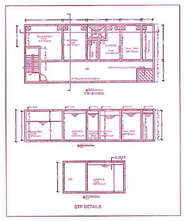




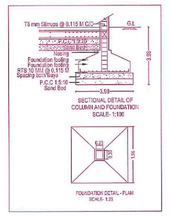


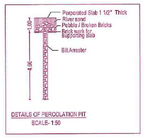












BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA			DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	3735.25	0.00	0.00	40	3735.25
B-1 (RESI)		0.00	3029.17	0.00	0.00	30	3029.17
C-1 (RESI)		0.00	2850.39	0.00	0.00	30	2850.39
D-1 (RESI)		0.00	3190.80	0.00	0.00	25	3190.80
Total		0.00	12805.61	0.00	0.00	125	12805.61

FLOOR WISE FSI STATEMENT: C (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	3.84	0.00	0.00	0	3.84
FIRST FLOOR	0.00	560.31	0.00	0.00	6	560.31
SECOND FLOOR	0.00	560.31	0.00	0.00	6	560.31
THIRD FLOOR	0.00	560.31	0.00	0.00	6	560.31
FOURTH FLOOR	0.00	560.31	0.00	0.00	6	560.31
FIFTH FLOOR	0.00	560.31	0.00	0.00	6	560.31
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2850.39	0.00	0.00	30	2850.39

FLOOR WISE FSI STATEMENT: B (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	3.72	0.00	0.00	0	3.72
FIRST FLOOR	0.00	605.09	0.00	0.00	6	605.09
SECOND FLOOR	0.00	605.09	0.00	0.00	6	605.09
THIRD FLOOR	0.00	605.09	0.00	0.00	6	605.09
FOURTH FLOOR	0.00	605.09	0.00	0.00	6	605.09
FIFTH FLOOR	0.00	605.09	0.00	0.00	6	605.09
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3029.17	0.00	0.00	30	3029.17

FLOOR WISE FSI STATEMENT: D (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
STILT PARKING FLOOR	0.00	20.49	0.00	0.00	0	20.49
FIRST FLOOR	0.00	680.33	0.00	0.00	5	680.33
SECOND FLOOR	0.00	680.33	0.00	0.00	5	680.33
THIRD FLOOR	0.00	680.33	0.00	0.00	5	680.33
FOURTH FLOOR	0.00	564.66	0.00	0.00	5	564.66
FIFTH FLOOR	0.00	564.66	0.00	0.00	5	564.66
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3190.80	0.00	0.00	25	3190.80

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	7.20	0.00	0.00	0	7.20
FIRST FLOOR	0.00	745.61	0.00	0.00	8	745.61
SECOND FLOOR	0.00	745.61	0.00	0.00	8	745.61
THIRD FLOOR	0.00	745.61	0.00	0.00	8	745.61
FOURTH FLOOR	0.00	745.61	0.00	0.00	8	745.61
FIFTH FLOOR	0.00	745.61	0.00	0.00	8	745.61
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3735.25	0.00	0.00	40	3735.25

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

QR CODE

PLAN APPROVED
RC No : 76 - 2023 - 2024
Date : 23-02-2024
Valid Upto : 7-2-2029
8.2.2029
President
Kattupakkam Panchayat
Chennai-600 056

Rcpnor. 420/2024/B3 Dt. 19.02.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval
Commissioner
Poonamallee Panchayat Union

Applicants (Owner / Developer / Power of Attorney)

This Building Plan/Revised Plan is issued under the provisions of the TNCDBR, 2019 subject to the conditions of the NOC (MEC) No.Nil dt 21.12.23 and NOC (AAI) Rcpt. No. Nil dt Nil

Signature valid
Digitally Signed by
Architect Shaker
Sign Date: 12/02/2023 5:08:04 PM

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.

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

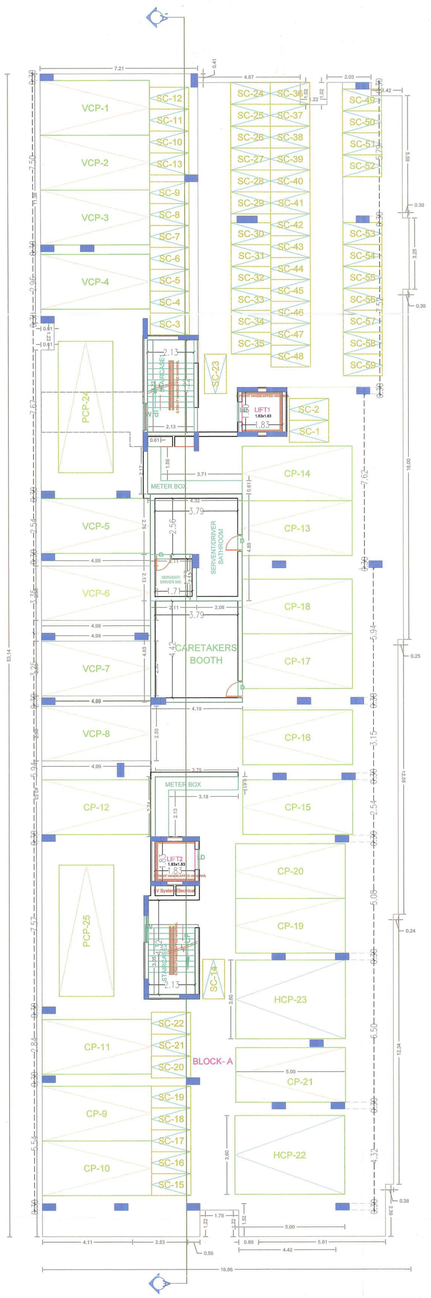
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12.80 Sqm

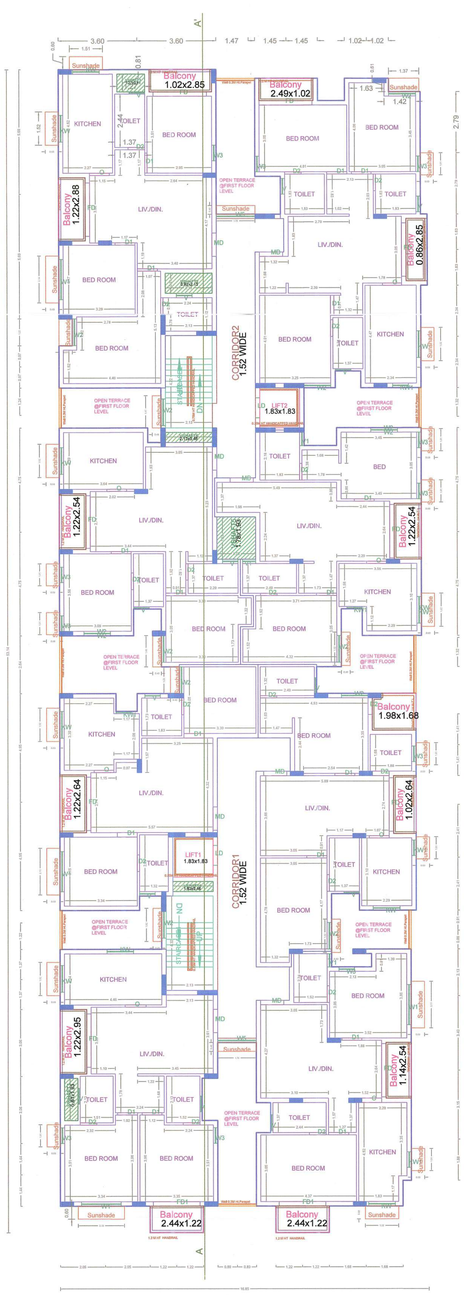
FLOOR NAME	SHEET NO. 2/7

FLOOR NAME

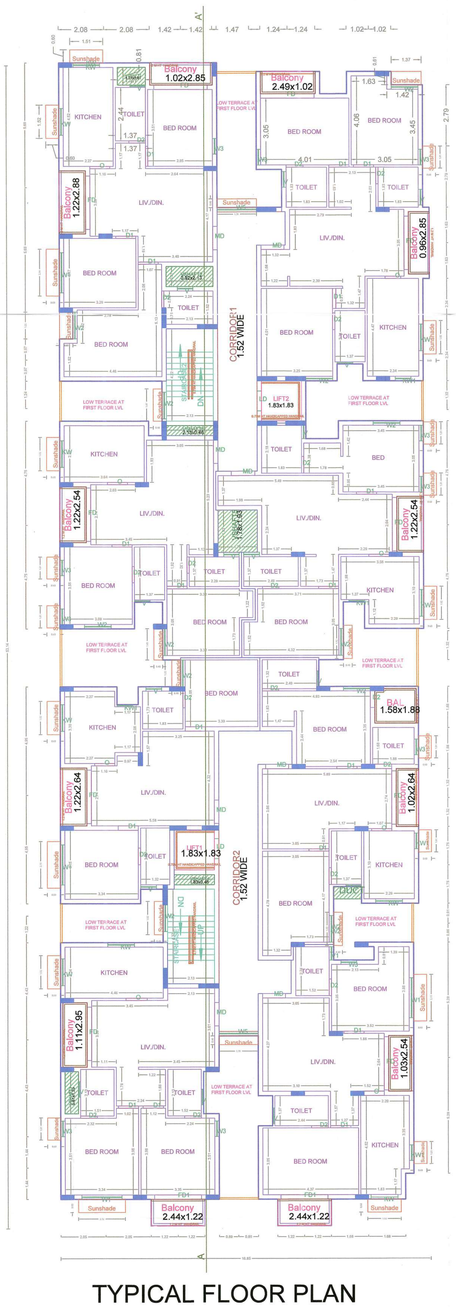
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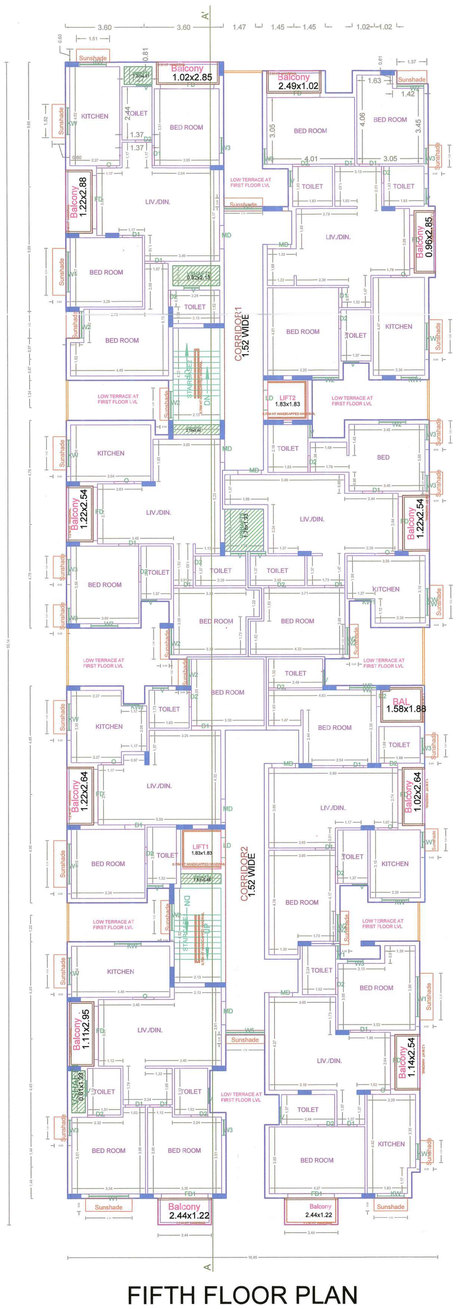
STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (2ND,3RD & 4TH FLOORS)



FIFTH FLOOR PLAN

Approved: 420/2024 / BS Dt: 19.02.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval
Commissioner
Poonamallee Panchayat Union

PLAN APPROVED
P.P.No 76-2025 to 2026
Dated: 27-2-2025
Upto: 27-2-2030
16-2-2025
President
Kattupakkam Panchayat
Chennai-600 056

BLOCK A

APPROVAL CONDITION

LOCAL BODY COPY

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.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 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.

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

ISO_A0_(841.00_x_1189.00_MM)

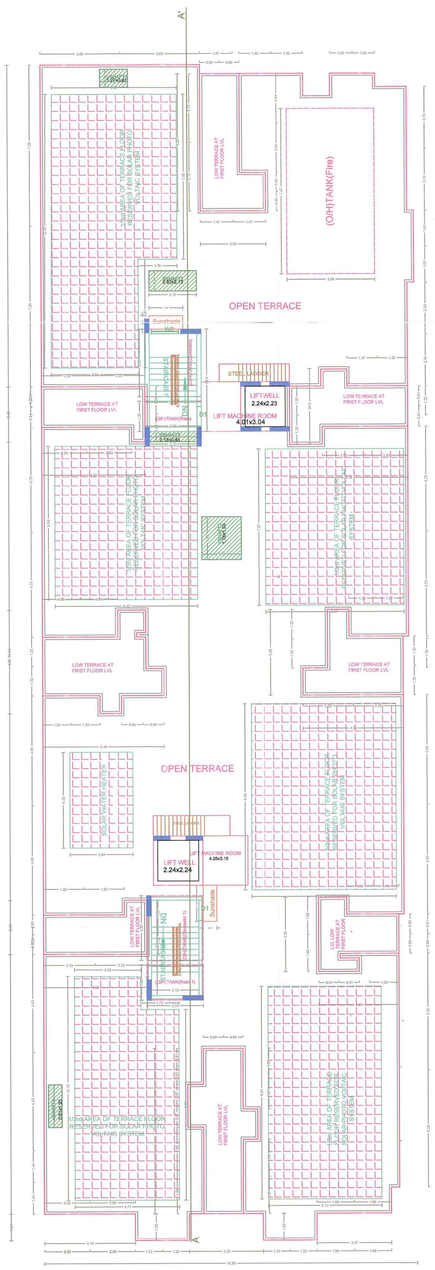
FLOOR NAME	SHEET NO. 3/7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING; 4 BLOCKS; BLOCK A - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS; BLOCK B - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK C - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK D - STILT FLOOR+ 1ST FLOOR PLAN (PART) + 2ND FLOOR PLAN (PART) + 3RD FLOOR PLAN PART + 4TH FLOOR PLAN PART + 5TH FLOOR PLAN PART (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS WITH (GYM AND INDOOR GAMES ROOM) TOTALLY 125 DWELLING UNITS (AFFORDABLE HOUSING) AT NAGALAKSHMI NAGAR 1ST MAIN ROAD, GOPARASANALLUR, CHENNAI-600056, COMPRISED IN S.NO.83/1,84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2&92/3 OF GOPARASANALLUR VILLAGE WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION



ELEVATION



TERRACE FLOOR PLAN



SECTION-AA'

BLOCK A

Approved : 6220/2024/A3 DT:19/04/2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval
Commissioner
Poonamallee Panchayat Union

PLAN APPROVED
P.C No 26-2023-2024
Date 29-2-2024
Valid Upto : 7-2-2027
6-2-2029
President
Kattupakkam Panchayat
Chennai-600 056.

APPROVAL CONDITION

LOCAL BODY COPY

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

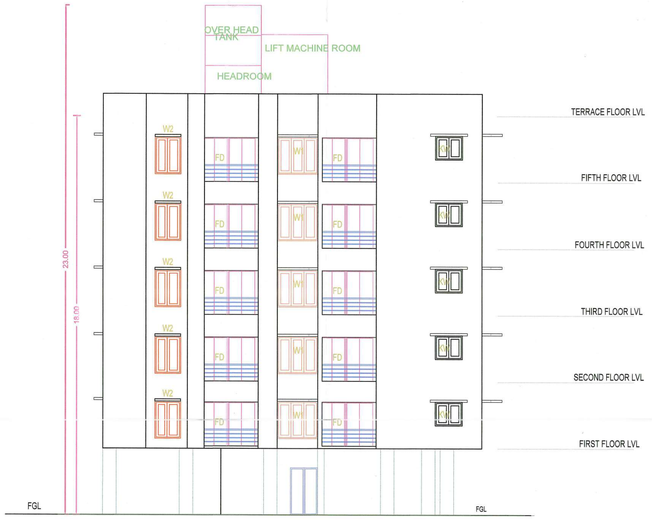
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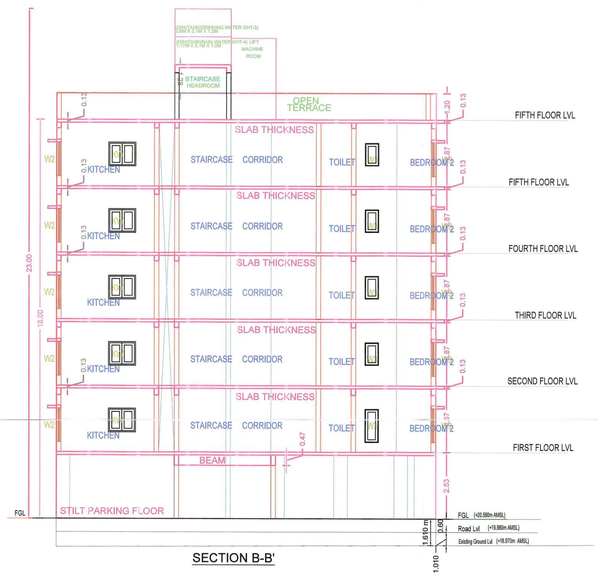
FLOOR NAME	SHEET NO. 4/7

FLOOR NAME

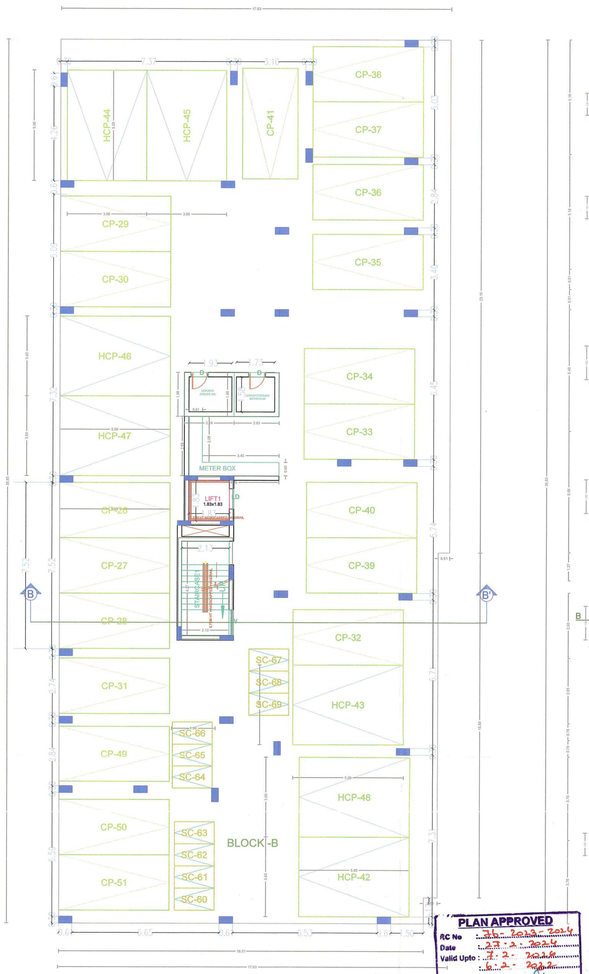
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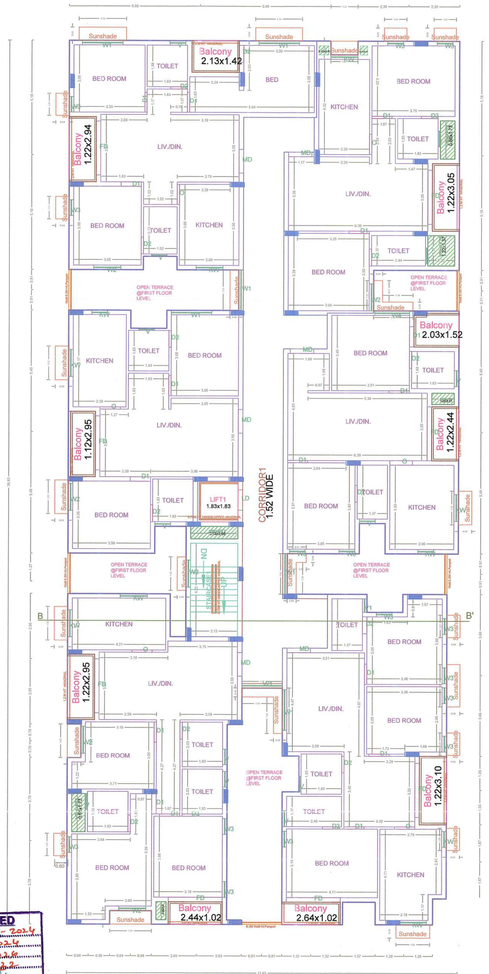
FRONT ELEVATION



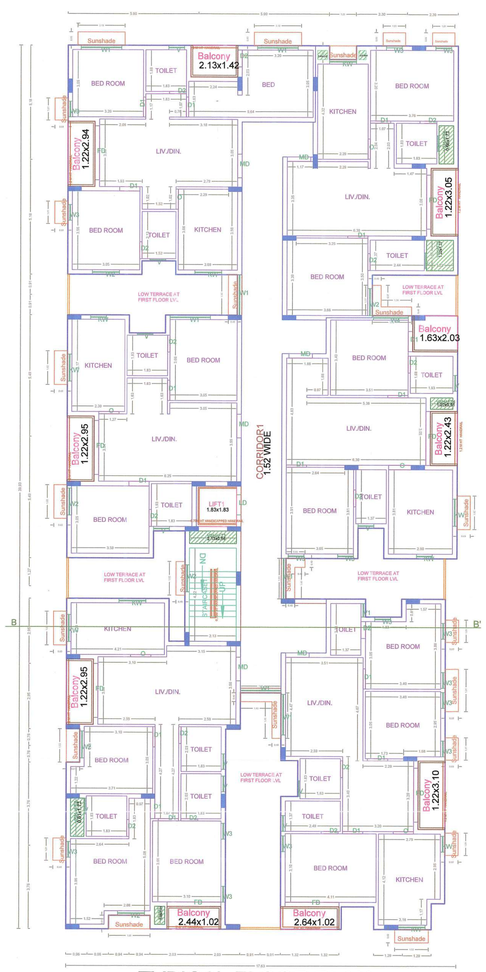
SECTION B-B'



STILT FLOOR PLAN

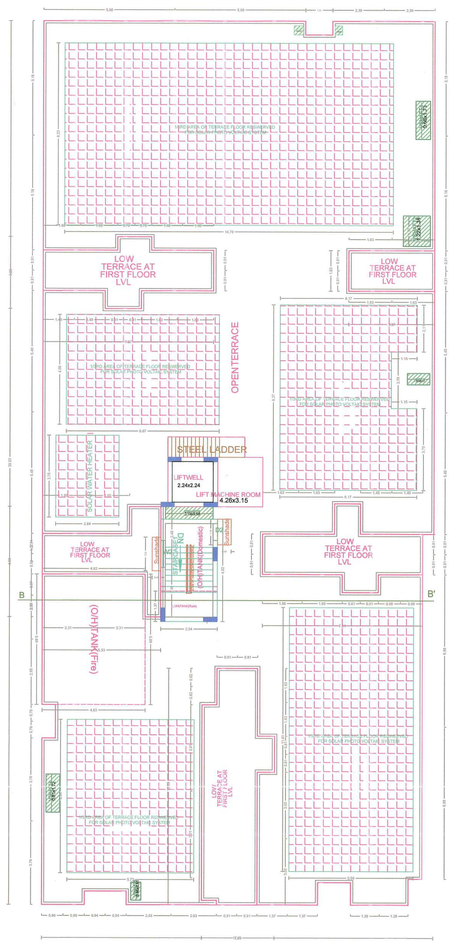


FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(2ND,3RD,4TH & 5TH FLOORS)

BLOCK -B



TERRACE FLOOR PLAN

PLAN APPROVED
RC No : 420/2021/B3 Dt: 19.02.2021
Date : 24-2-2021
Valid Upto : 24-2-2026
AP
President
Kattupakkam Panchayat
Chennai-600 056.

Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

Applicants (Owner / Developer / Power of Attorney)

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

APPROVAL CONDITION

LOCAL BODY COPY

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

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LOCAL BODY COPY

FLOOR NAME	SHEET NO. 5 / 7
FLOOR NAME	

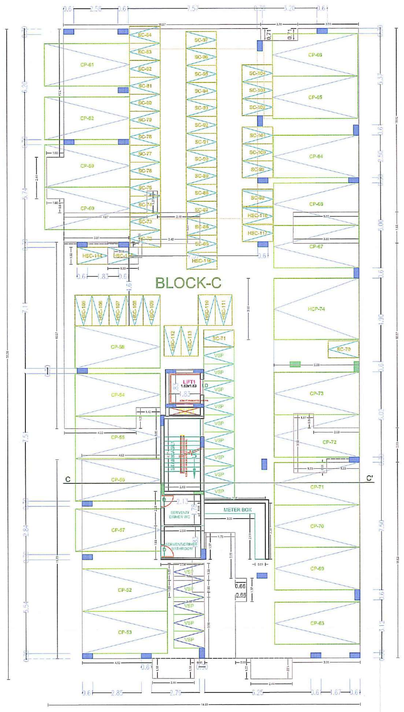
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING; 4 BLOCKS; BLOCK A - STILT FLOOR + 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS; BLOCK B - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS; BLOCK C - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK D - STILT FLOOR+ 1ST FLOOR PLAN (PART) + 2ND FLOOR PLAN (PART) + 3RD FLOOR PLAN PART + 4TH FLOOR PLAN PART + 5TH FLOOR PLAN PART (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS WITH (GYM AND INDOOR GAMES ROOM); TOTALLY 135 DWELLING UNITS (AFFORDABLE HOUSING) AT NAGALAKSHMI NAGAR, 1ST MAIN ROAD, GOPARASANALLUR, CHENNAI-600056, COMPRISED IN S.NO.80/1,84/1A, 84/2, 85/1, 87/3, 91/1B, 93/2B&93/3 OF GOPARASANALLUR VILLAGE WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION



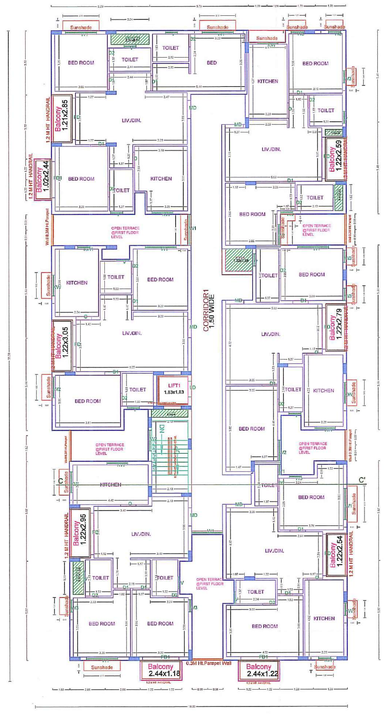
FRONT ELEVATION



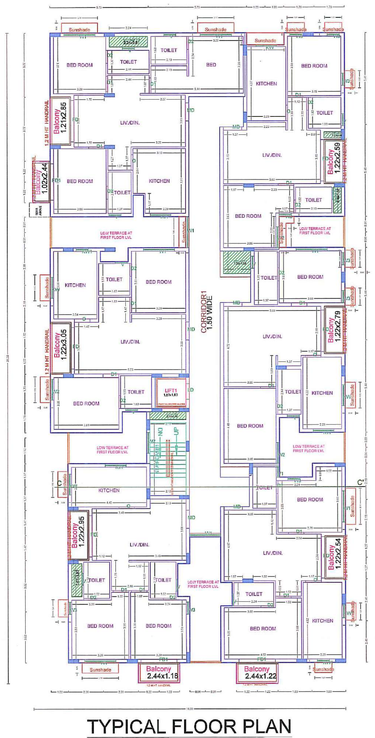
SECTION-CC'



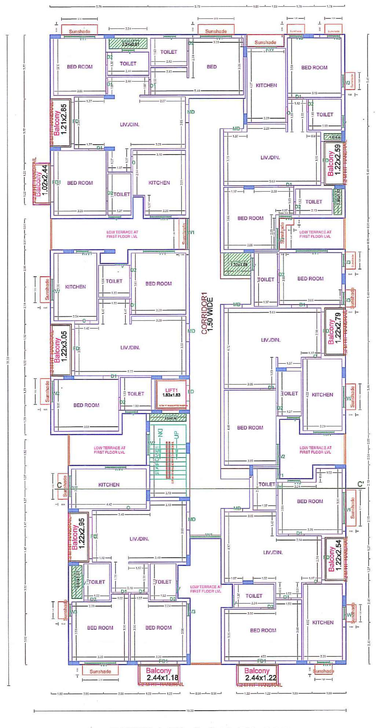
STILT FLOOR PLAN



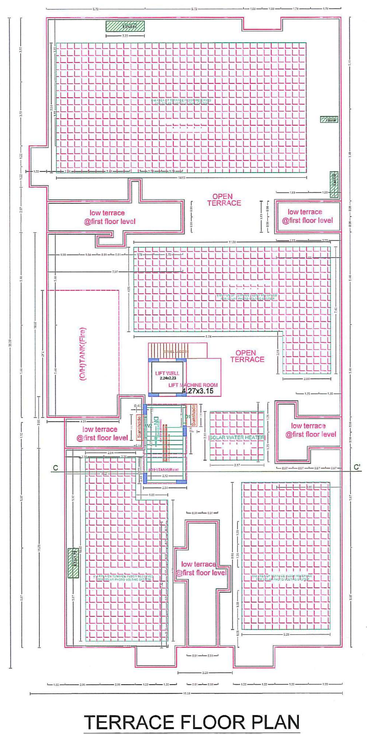
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(2ND,3RD & 4TH FLOORS)



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

PLAN APPROVED
RC No : 16-2013-2024
Date : 27-2-2024
Valid Upto : 6-2-2029
K-80
President
Kuthambakkam Panchayat
Chennai-600 056.

Ref:No:4120/2024/103 Dt:19.02.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval
Commissioner
Poonamallee Panchayat Union

BLOCK -C

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under file Ref.No.7902/B1/2019 in ecAppl No.CMDA-01-PP-000121-2023 dt:23.10.2023 of CMDA and UNDP (MS) Task, 01/12 & 01/13 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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

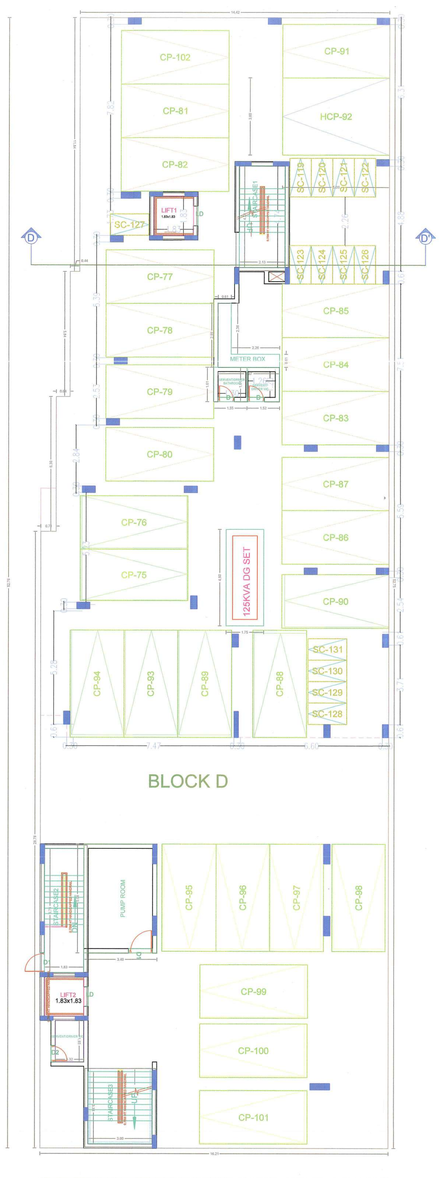
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedMetric (841.00 x 1500.00MM)

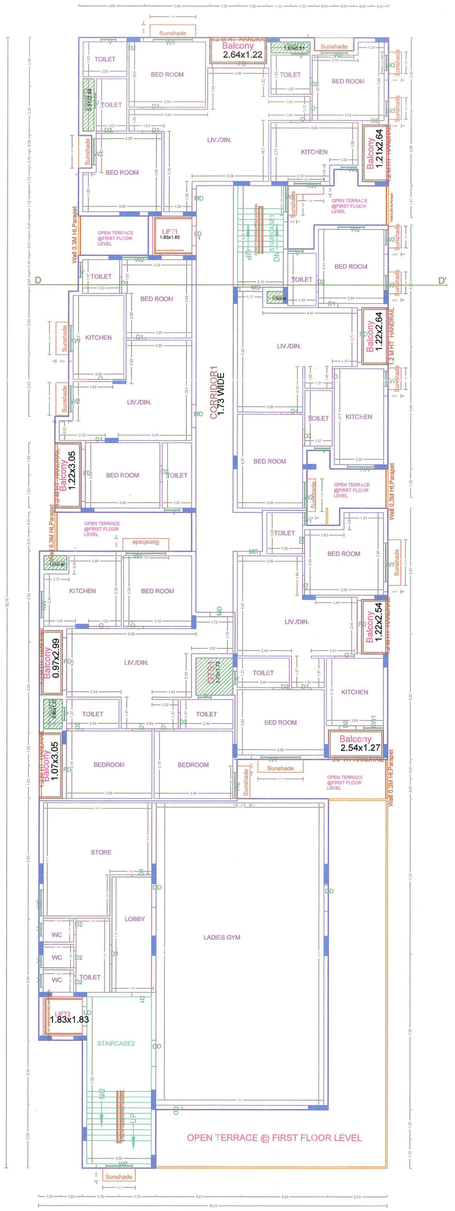
FLOOR NAME	SHEET NO. 6/7

FLOOR NAME

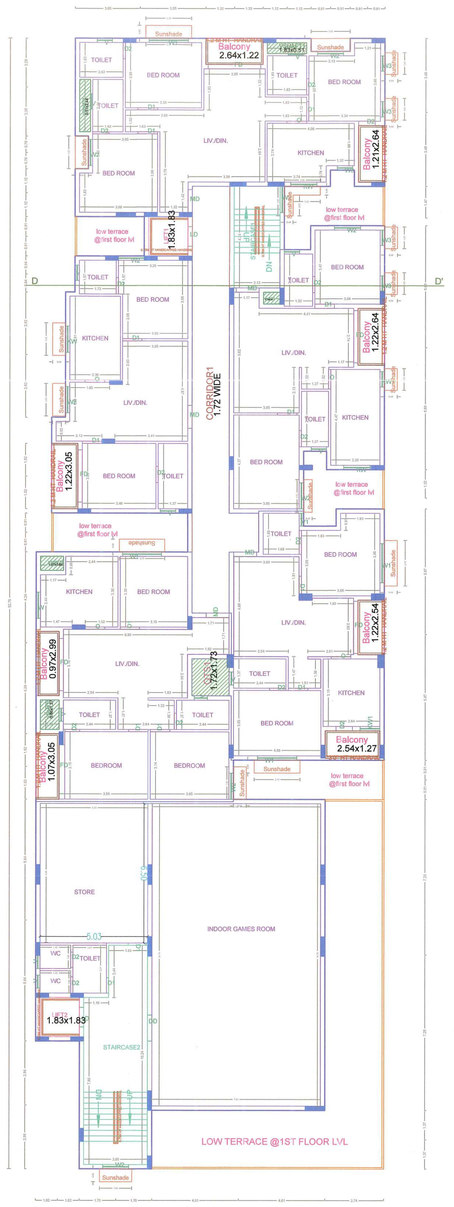
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING; 4 BLOCKS; BLOCK A - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS; BLOCK B - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK C - STILT FLOOR+ 5 FLOORS (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; BLOCK D - STILT FLOOR+ 1ST FLOOR PLAN (PART) + 2ND FLOOR PLAN (PART) + 3RD FLOOR PLAN PART + 4TH FLOOR PLAN PART + 5TH FLOOR PLAN PART (HEIGHT 18.0M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS WITH (GYM AND INDOOR GAMES ROOM) TOTALLY 125 DWELLING UNITS (AFFORDABLE HOUSING) AT NAGALAKSHMI NAGAR 1ST MAIN ROAD, GOPARASANALLUR, CHENNAI-600056, COMPRISED IN S.NO.83/1,84/1A, 84/2, 85/1, 91/3, 91/4B, 92/2&92/3 OF GOPARASANALLUR VILLAGE WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION



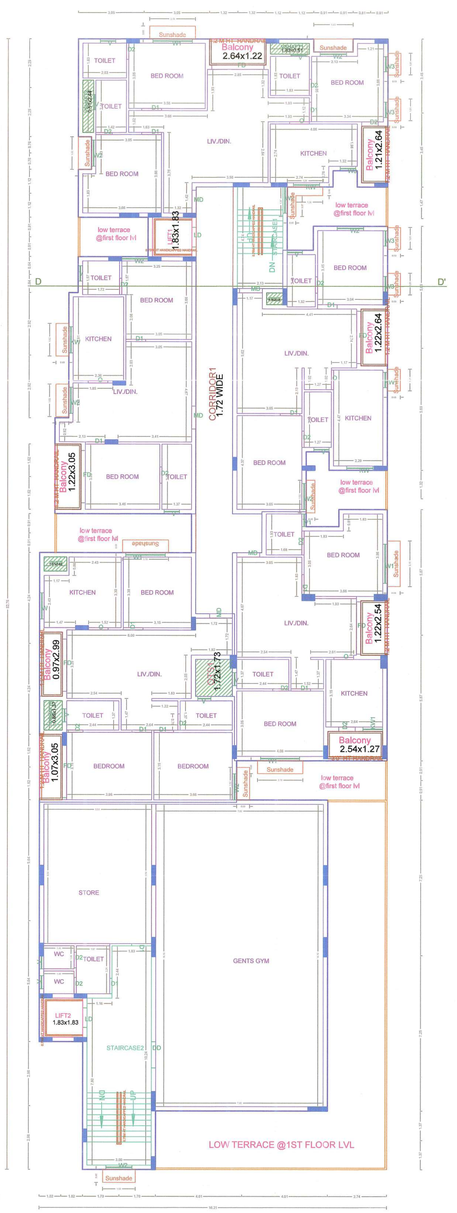
STILT FLOOR PLAN



FIRST FLOOR PLAN (PART)



SECOND FLOOR PLAN (PART)



THIRD FLOOR PLAN (PART)

Re.no: 424/2024/B3 Dt:19.02.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

PLAN APPROVED
RC No 76 - 2023 - 2024
Date 27 - 2 - 2024
Valid Upto 6 - 2 - 2027
President
Kattupakkam Panchayat
Chennai-600 056.

BLCOK D

Owner 1	Owner 2	Owner 3	Owner 4	Owner 5	Owner 6	Owner 7	Owner 8	Owner 9	Owner 10
Owner 11	Owner 12	Owner 13	Owner 14	Owner 15	Owner 16	Owner 17	Owner 18	Owner 19	Owner 20

Applicants (Owner / Developer / Power of Attorney)

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

APPROVAL CONDITION

LOCAL BODY COPY

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

QR CODE

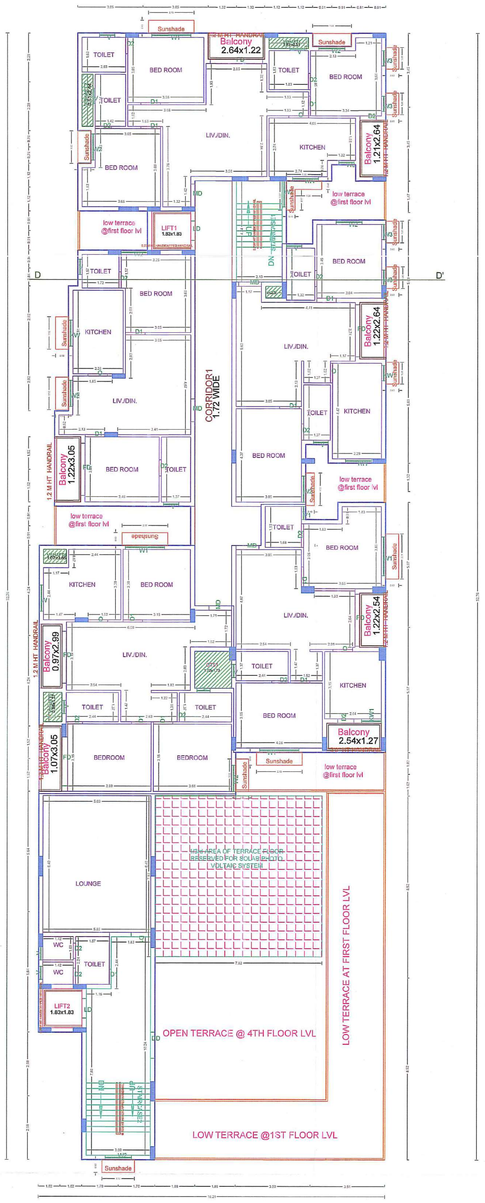
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

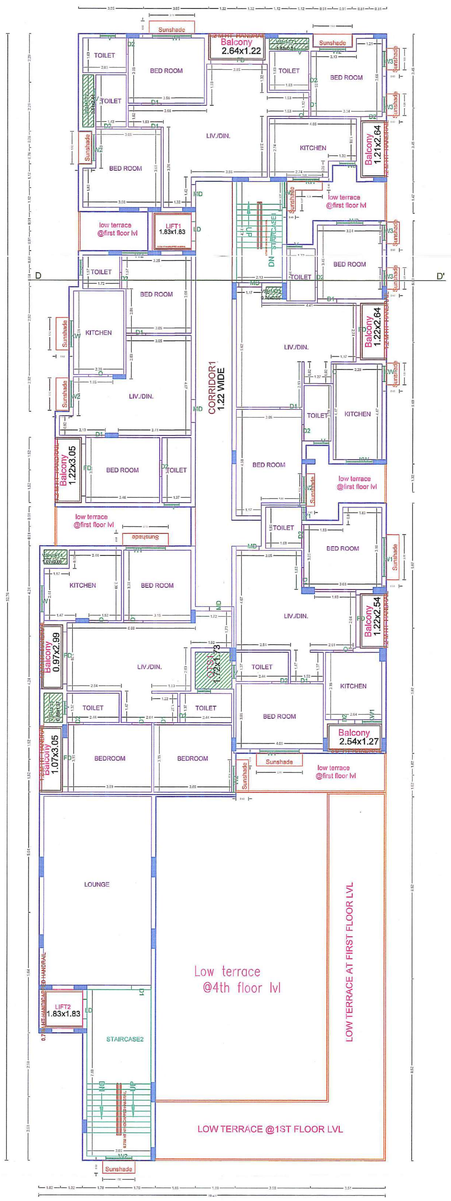
FLOOR NAME	SHEET NO. 7/7

FLOOR NAME

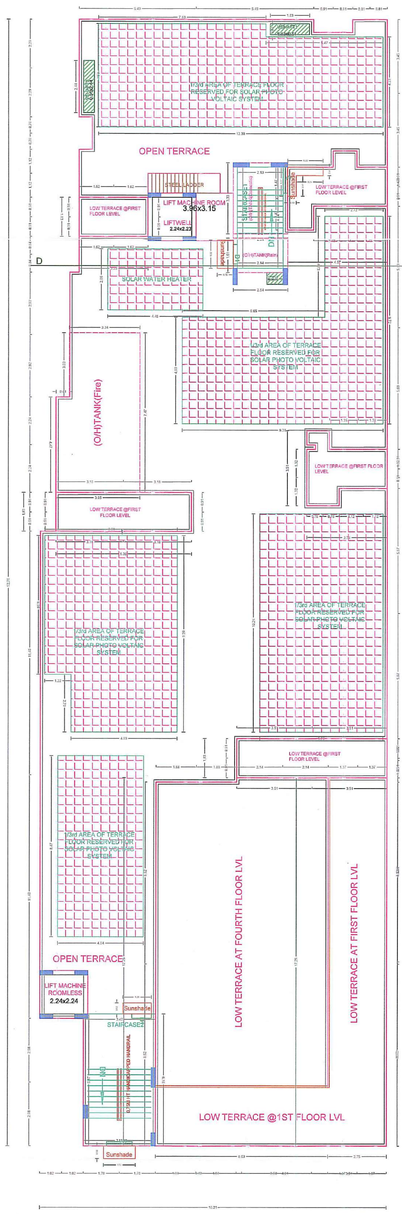
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FOURTH FLOOR PLAN (PART)



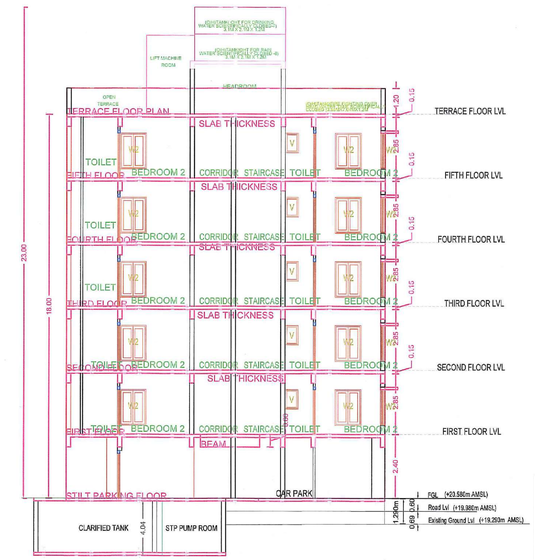
FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION - DD

Rc.No: 426/2018/B3 Dt:19.02.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval
Commissioner
Poonamallee Panchayat Union
19/2/2024

PLAN APPROVED
RC No : 76-2023-2024
Date : 27-2-2024
Valid Upto : 27-2-2029
President
Kathipakkam Panchayat
Chennai-600 056

BLCOK D

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

APPROVAL CONDITION

LOCAL BODY COPY

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

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



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
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