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

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

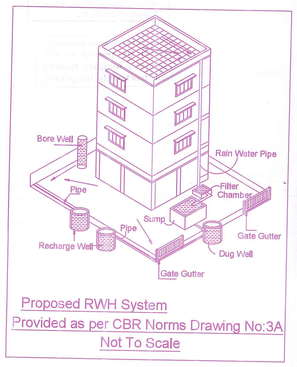
hello@verified.realestate
+91 9996 12 9996

Official Property Record

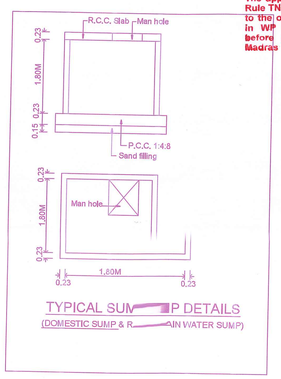
Digitally Verified Record - Powered by Verified RealEstate™



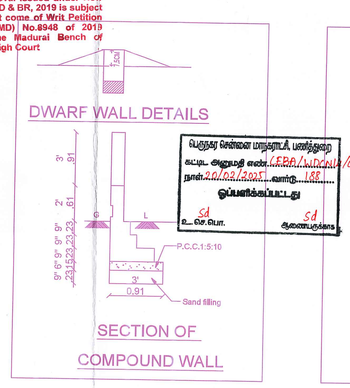
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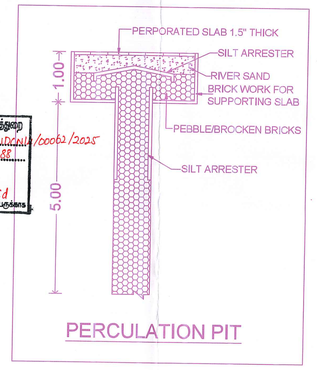


Proposed RWH System
Provided as per CBR Norms Drawing No:3A
Not To Scale

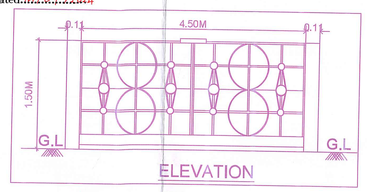


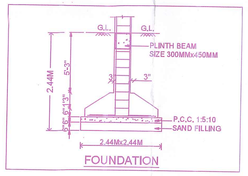
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

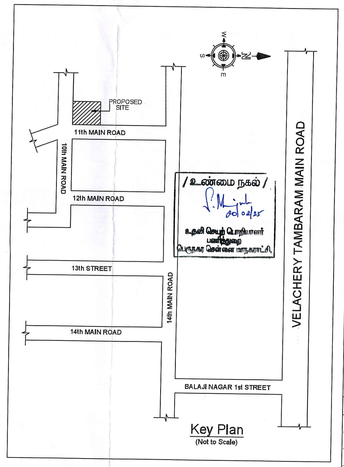




P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/5/06145/2024
Dated.18.09.2024







Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 2

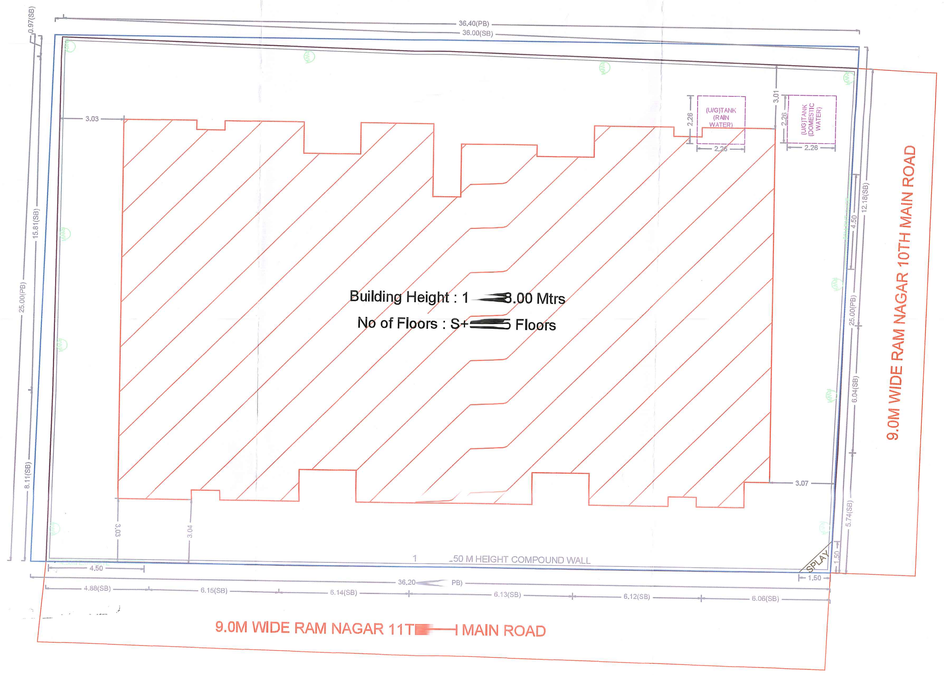
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT 18.00M) WITH 20 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NOS.1086 & 1088, 11TH MAIN ROAD & 10TH MAIN ROAD, RAM NAGAR SOUTH, MADIPAKKAM, CHENNAI – 600091 COMPRISED IN S.NO: 121/1A2A & 121/1A2B OF MADIPAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

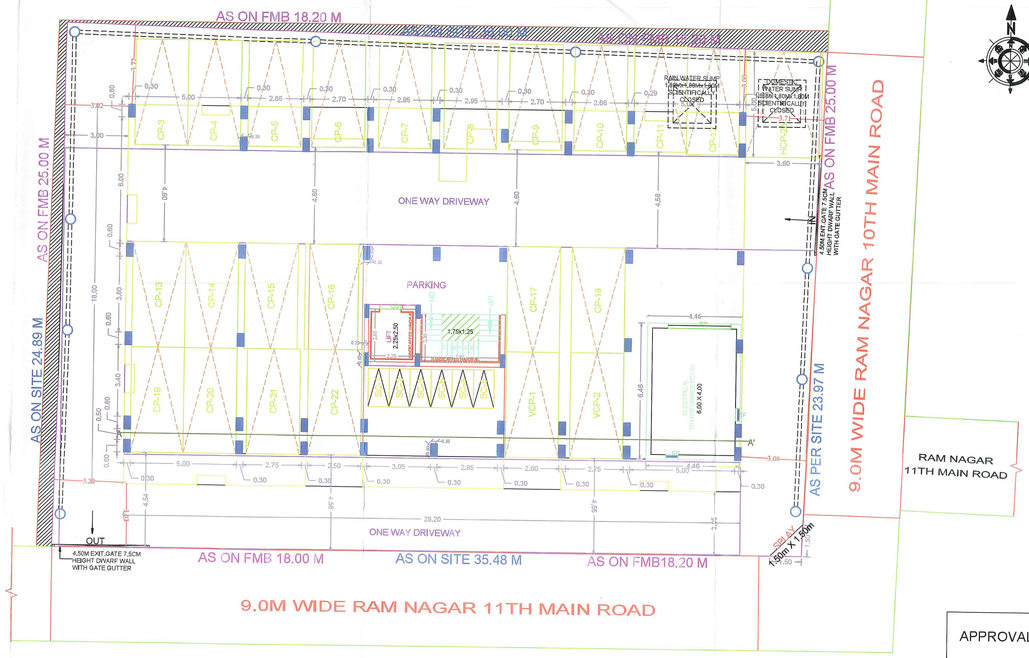
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	950.00
AREA AS PER DOCUMENT	891.86
AREA CONSIDERED FOR FSI	891.86
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2260.51
FSI FACTOR	2.535
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	23
TWO WHEELER	0	6
CYCLE	-	0



SITE PLAN



SITE CUM STILT FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
MADI -1 (1)		0.00	2260.51	0.00	0.00	20	2260.51
Total		0.00	2260.51	0.00	0.00	20	2260.51

FLOOR WISE FSI STATEMENT: MADI (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	446.34	0.00	0.00	4	446.34
SECOND FLOOR	0.00	446.34	0.00	0.00	4	446.34
THIRD FLOOR	0.00	446.34	0.00	0.00	4	446.34
FOURTH FLOOR	0.00	446.34	0.00	0.00	4	446.34
FIFTH FLOOR	0.00	446.34	0.00	0.00	4	446.34
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2260.51	0.00	0.00	20	2260.51

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.

Signature valid
Digitally Signed by Architect
Sign Date: 12/09/2024 12:27:35 PM

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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. 0788

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

Applicants (Owner / Developer / Power of Attorney)

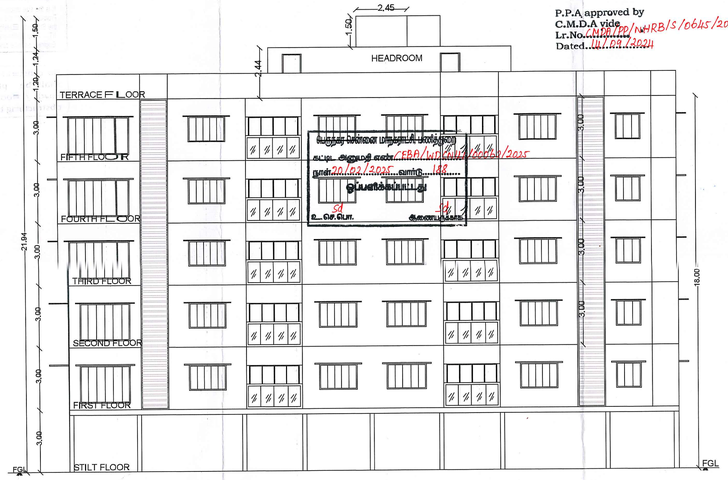
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

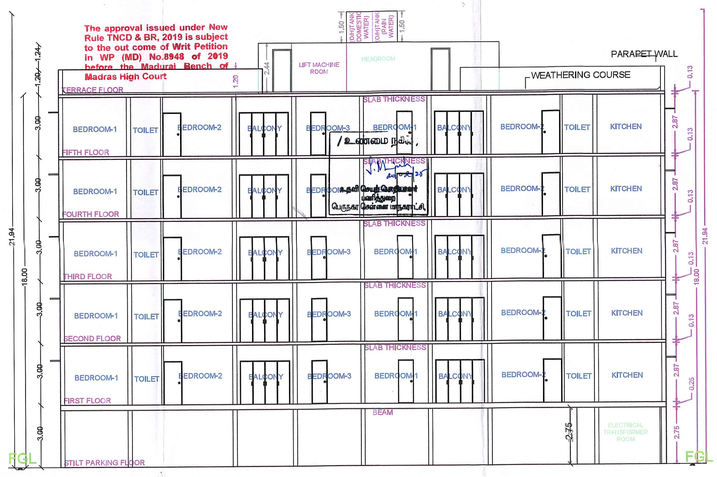
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P.P.A approved by C.M.D.A vide Lr.No. CMDA/TP/NHRB/S/06815/2024 Dated. 11.11.2024

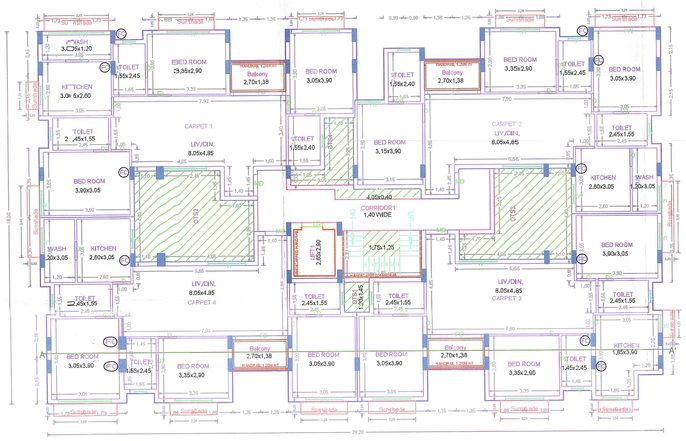
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FRONT ELEVATION



SECTION -AA'


KITCHEN
TOILET
BED ROOM
LIV./DIN.
CARPET 1
CARPET 2
CARPET 3
CARPET 4
STOILET
Balcony
CORRIDOR
LIFT
KITCHEN
WASH
BED ROOM
TOILET
BED ROOM
BED ROOM
BED ROOM



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

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