Verified RealEstate™

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

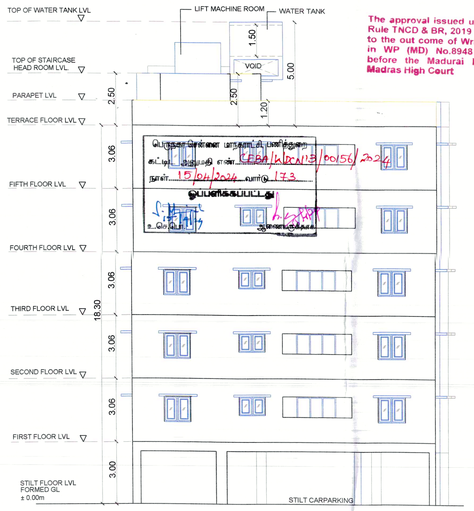
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

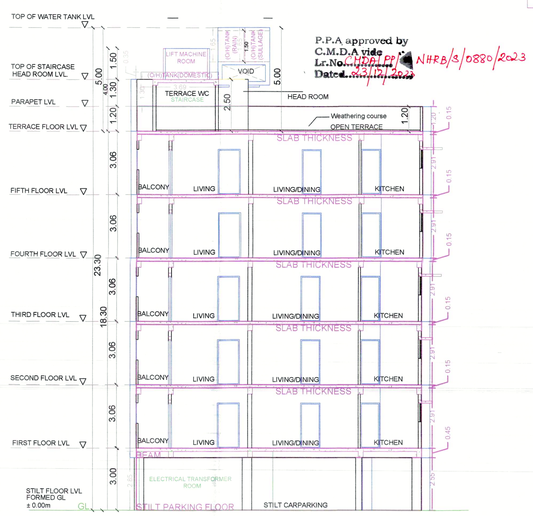
Digitally Verified Record - Powered by Verified RealEstate™





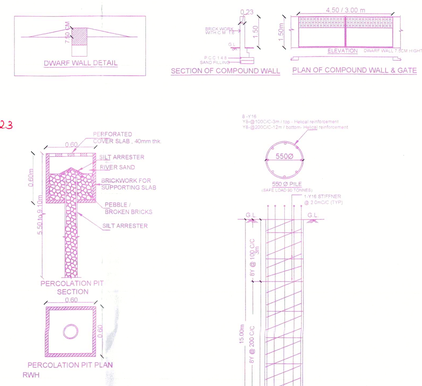
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

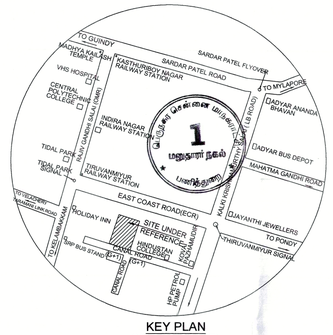
FRONT ELEVATION



P.P.A approved by C.M.D.A vide Lr.No. NHRB/3/0880/2023 Dated

SECTION





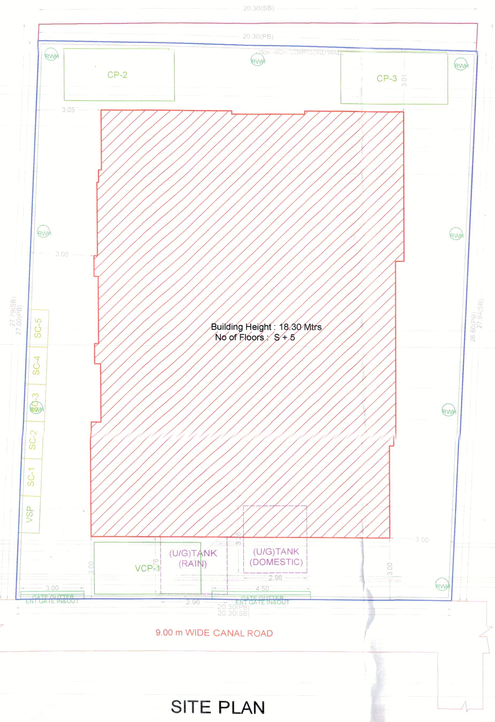
KEY PLAN
(NOT TO SCALE)
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS (18.30 m HEIGHT) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO. 16, NEW DOOR NO . 30, OLD DOOR NO. 20, CANAL ROAD, THIRUVANMIYUR,CHENNAI - 600041. COMPRISED IN S.NOs : 37/1 PART& 37 / 4 PART, 37/1A1A1A & 37 /14 AS PER DOCUMENT AND T.S NO 86 AS PER PATTA, BLOCK NO: 11 OF THIRUVANMIYUR VILLAGE, VELACHERY TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION,ZONE : XIII, DIVISION NO - 173.

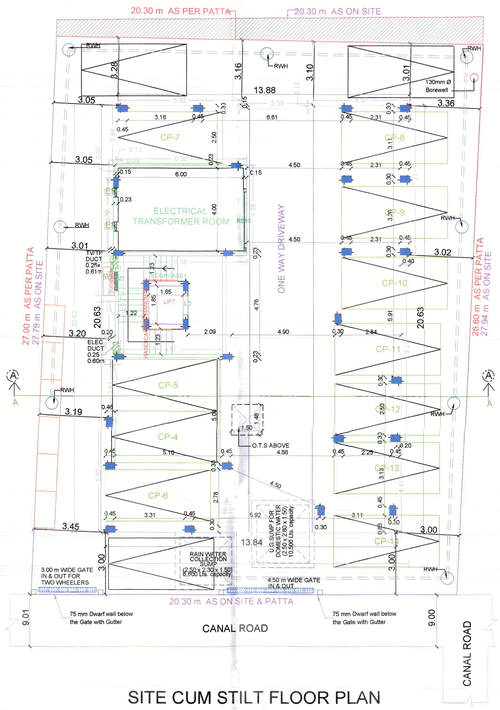
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	544.00
AREA AS PER DOCUMENT	562.06
AREA CONSIDERED FOR FSI	544.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1411.40
FSI FACTOR	2.594
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

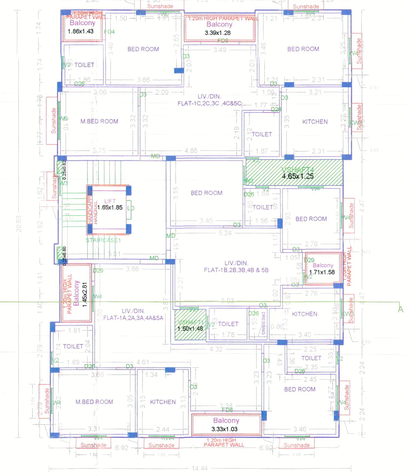
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	14	14
TWO WHEELER	6	6
CYCLE	0	0



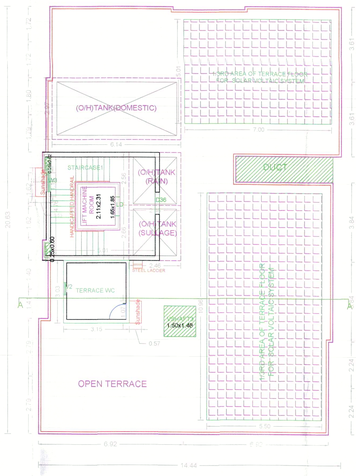
SITE PLAN



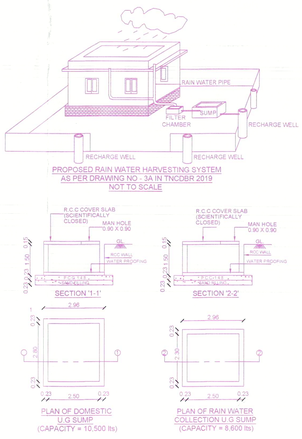
SITE CUM STILT FLOOR PLAN



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN



BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
NHRB-1 (CAN...)		0.00	1411.40	0.00	0.00	15	1411.40
Total		0.00	1411.40	0.00	0.00	15	1411.40

FLOOR WISE FSI STATEMENT: NHRB (CANAL RD)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	27.90	0.00	0.00	0	27.90
FIRST FLOOR	0.00	276.70	0.00	0.00	3	276.70
SECOND FLOOR	0.00	276.70	0.00	0.00	3	276.70
THIRD FLOOR	0.00	276.70	0.00	0.00	3	276.70
FOURTH FLOOR	0.00	276.70	0.00	0.00	3	276.70
FIFTH FLOOR	0.00	276.70	0.00	0.00	3	276.70
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1411.40	0.00	0.00	15	1411.40

APPROVAL CONDITION

SCALE 1:100

N

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. 8912 & 8913 of 2019.

Signature valid

Digitally Signed by [illegible] Designation:Grade 1 DILIPRAJ Sign Date: 12/14/2023 12:53:58 PM

Signature valid

Digitally Signed by [illegible] Designation:Member Secretary Sign Date: 15/12/2023 [illegible] Approval No. : [illegible] Approval Date : 15/12/2023 Approval No. : for 15823

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

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)



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,
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hello@verified.realestate
+91 9996 12 9996
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