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

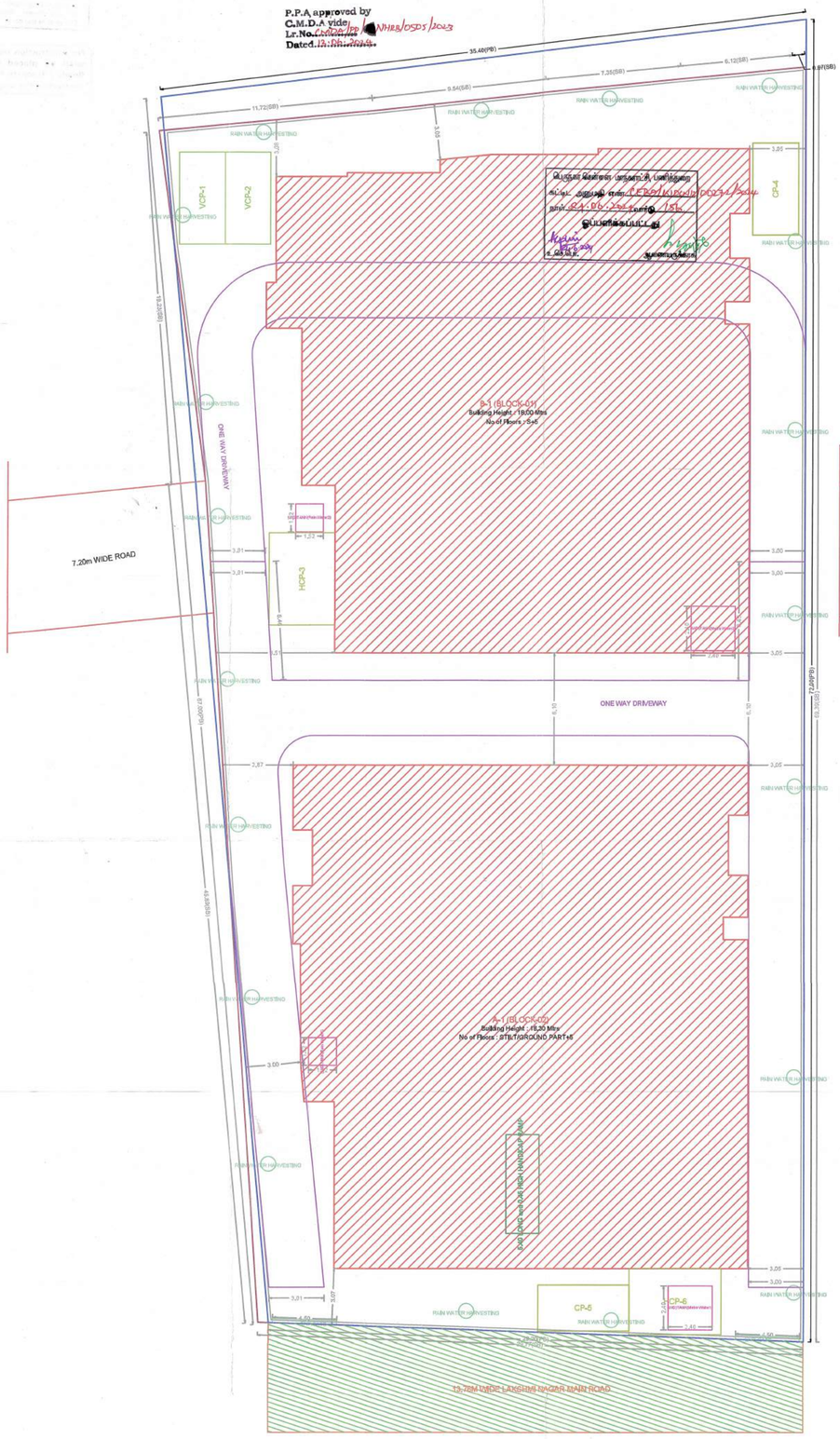
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

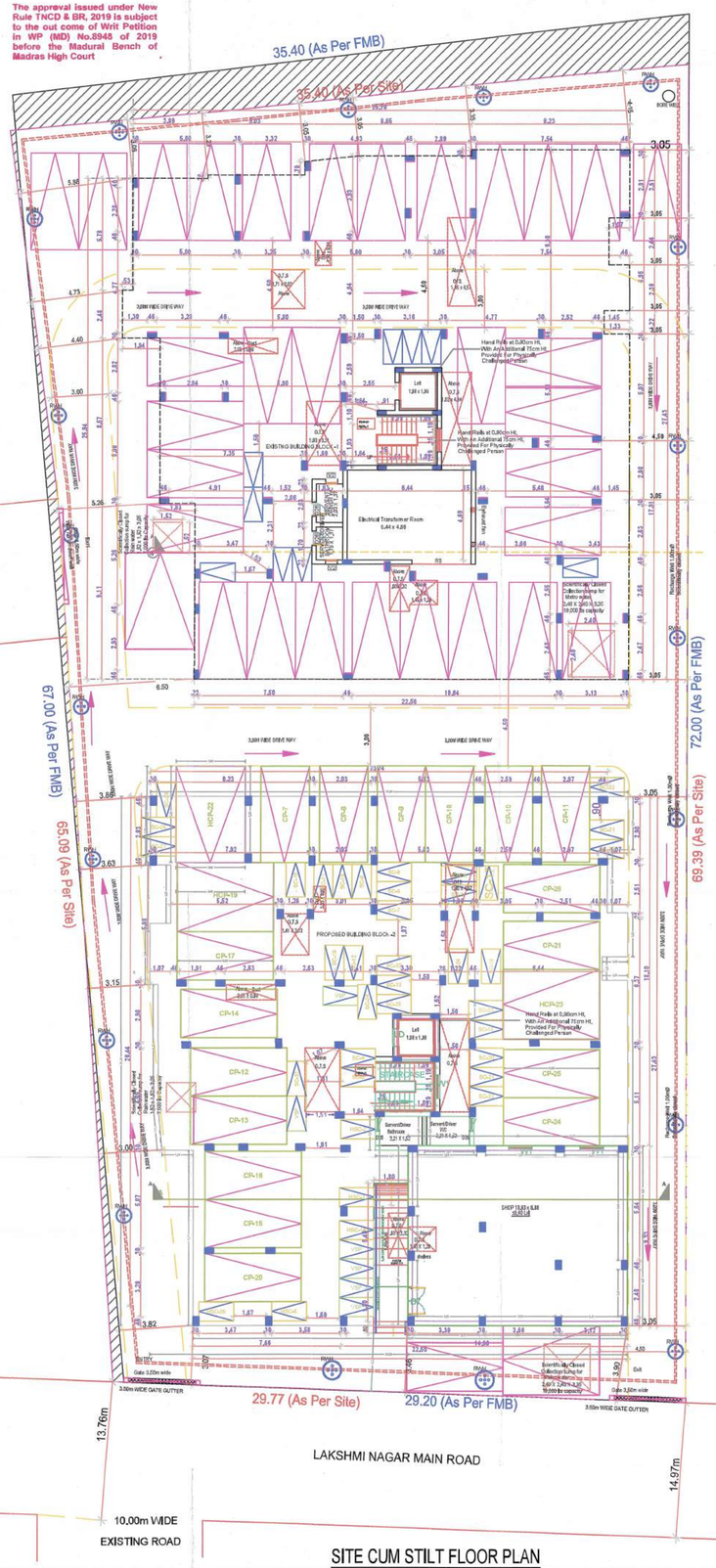


P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/12/ PP/NHRB/0051/2023
Dated 13.10.2023.

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 Madural Bench of Madras High Court



SITE PLAN



SITE CUM STILT FLOOR PLAN

SITE PLAN	SHEET NO. 1 / 3

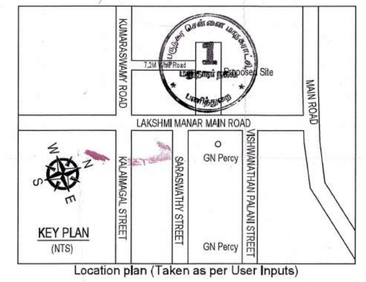
SITE PLAN

PLAN SHOWING THE EXISTING CUM PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT WITH 2 BLOCKS; BLOCK – 1: EXISTING STILT FLOOR + 5 FLOORS (HEIGHT - 18.0M) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS AND BLOCK – 2: PROPOSED GROUND FLOOR (PART) / STILT FLOOR (PART) + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL WITH 34 DWELLING UNITS CUM COMMERCIAL (SHOP) BUILDING, TOTAL – 69 DWELLING UNITS AVAILING PREMIUM FSI AT LAKSHMI NAGAR MAIN ROAD, MADHANANDAPURAM, CHENNAI – 600 125, COMPRISED IN S.NOS. 218/2A & 218/2B OF MADHANANDAPURAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE – XII, DIVISION NO – 156.

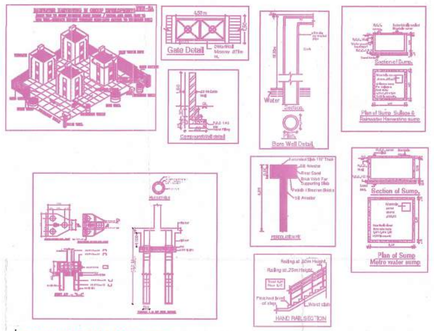
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2260.00
AREA AS PER DOCUMENT	2266.22
AREA CONSIDERED FOR FSI	2260.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	6204.99
FSI FACTOR	2.758
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	54	54
TWO WHEELER	52	52
CYCLE	0	0



Location plan (Taken as per User Inputs)



FLOOR WISE FSI STATEMENT: A (BLOCK-02)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	106.34	0.00	0.00	0.00	0	106.34
FIRST FLOOR	0.00	616.60	0.00	0.00	7	616.60
SECOND FLOOR	0.00	616.60	0.00	0.00	7	616.60
THIRD FLOOR	0.00	616.60	0.00	0.00	7	616.60
FOURTH FLOOR	0.00	616.60	0.00	0.00	7	616.60
FIFTH FLOOR	0.00	517.43	0.00	0.00	6	517.43
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	106.34	2983.83	0.00	0.00	34	3090.17

FLOOR WISE FSI STATEMENT: B (BLOCK-01)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	35.47	0.00	0.00	0	35.47
FIRST FLOOR	0.00	615.87	0.00	0.00	7	615.87
SECOND FLOOR	0.00	615.87	0.00	0.00	7	615.87
THIRD FLOOR	0.00	615.87	0.00	0.00	7	615.87
FOURTH FLOOR	0.00	615.87	0.00	0.00	7	615.87
FIFTH FLOOR	0.00	615.87	0.00	0.00	7	615.87
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3114.82	0.00	0.00	35	3114.82

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BLOCK-02)		106.34	2983.83	0.00	0.00	34	3090.17
B-1 (BLOCK-01)		0.00	3114.82	0.00	0.00	35	3114.82
Total		106.34	6098.65	0.00	0.00	69	6204.99

APPROVAL CONDITION

~~Previous File No. PP/NHRB/S(B1)/0130/2022~~
Approval Date 13/10/2022
Approval No. PP/NHRB/27B/2022
Permit No. CEBA/WDCN12/00340/2022

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature valid
Digitally Signed by
Architect. SENTHILKUMAR ROOPAN H.
Sign Date: 11.10.2023 1:17:00 PM

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

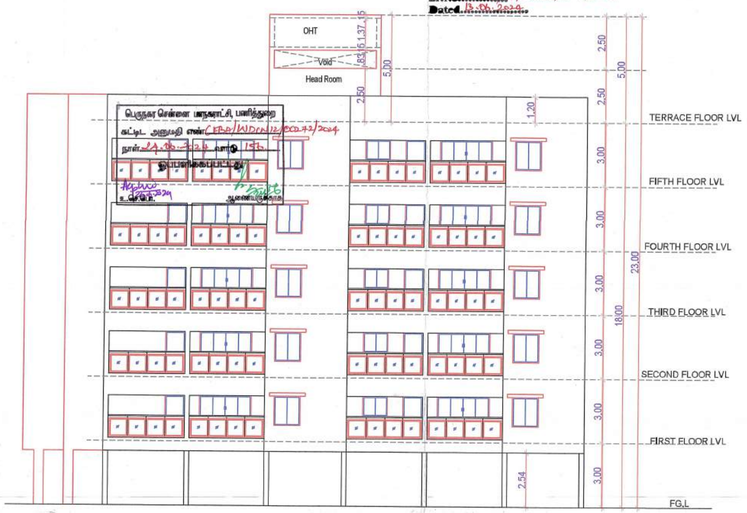
ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 2 / 3

FLOOR NAME

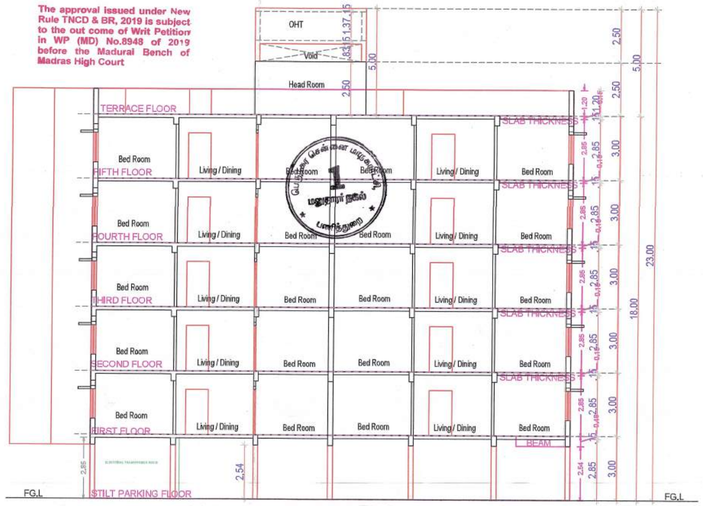
PLAN SHOWING THE EXISTING CUM PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT WITH 2 BLOCKS; BLOCK – 1: EXISTING STILT FLOOR + 5 FLOORS (HEIGHT - 18.0M) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS AND BLOCK – 2: PROPOSED GROUND FLOOR (PART) / STILT FLOOR (PART) + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL WITH 34 DWELLING UNITS CUM COMMERCIAL (SHOP) BUILDING, TOTAL – 69 DWELLING UNITS AVAILING PREMIUM FSI AT LAKSHMI NAGAR MAIN ROAD, MADHANANDAPURAM, CHENNAI – 600 125, COMPRISED IN S. NOS. 218/2A & 218/2B OF MADHANANDAPURAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - XII, DIVISION NO - 156.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/10505/2022
Dated

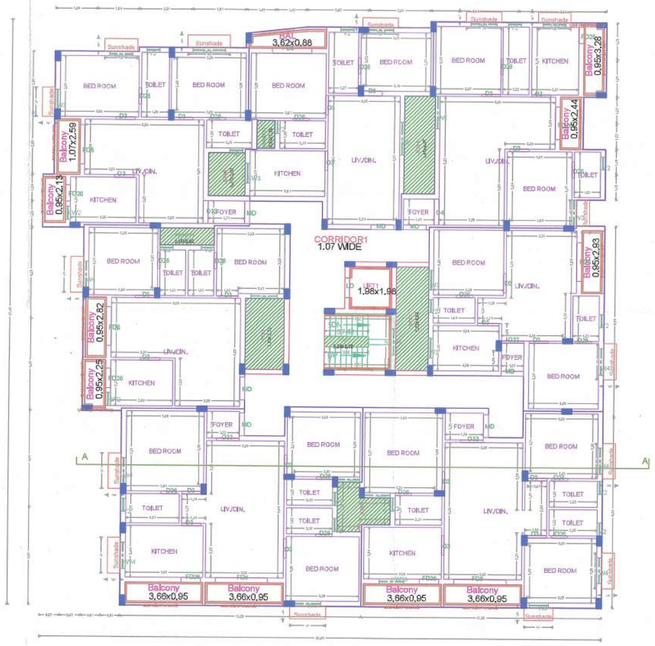


EXISTING EAST SIDE ELEVATION

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 Madural Bench of Madras High Court



EXISTING SECTION "AA"



TYPICAL - 1,2,3,4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-1

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

SCALE 1:100

Previous File No. PP/NHRB/S(B1)/0130/202
Approval Date 13/10/2022
Approval No. PP/NHRB/27B/2022
Permit No. CEBA/WDCN12/00340/2022

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)

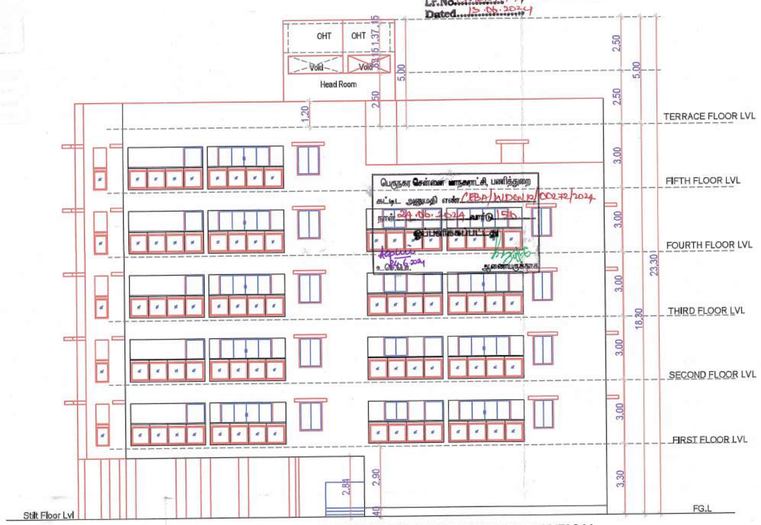
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 3 / 3

FLOOR NAME

PLAN SHOWING THE EXISTING CUM PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT WITH 2 BLOCKS; BLOCK – 1: EXISTING STILT FLOOR + 5 FLOORS (HEIGHT - 18.0M) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS AND BLOCK – 2: PROPOSED GROUND FLOOR (PART) / STILT FLOOR (PART) + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL WITH 34 DWELLING UNITS CUM COMMERCIAL (SHOP) BUILDING, TOTAL – 69 DWELLING UNITS AVAILING PREMIUM FSI AT LAKSHMI NAGAR MAIN ROAD, MADHANANDAPURAM, CHENNAI – 600 125, COMPRISED IN S. NOS. 218/2A & 218/2B OF MADHANANDAPURAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE - XII, DIVISION NO - 156.

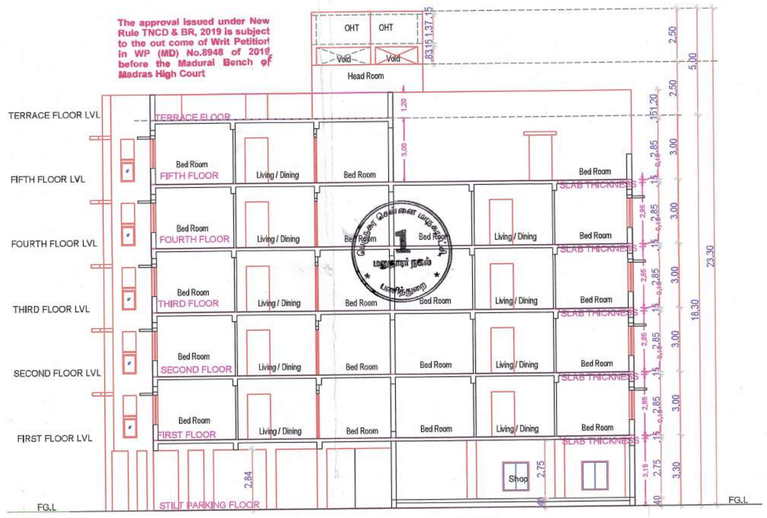
P.P.A approved by C.M.D.A vide Lr.No. PP/NHRB/0505/2023 Dated.....



PROPOSED EAST SIDE ELEVATION

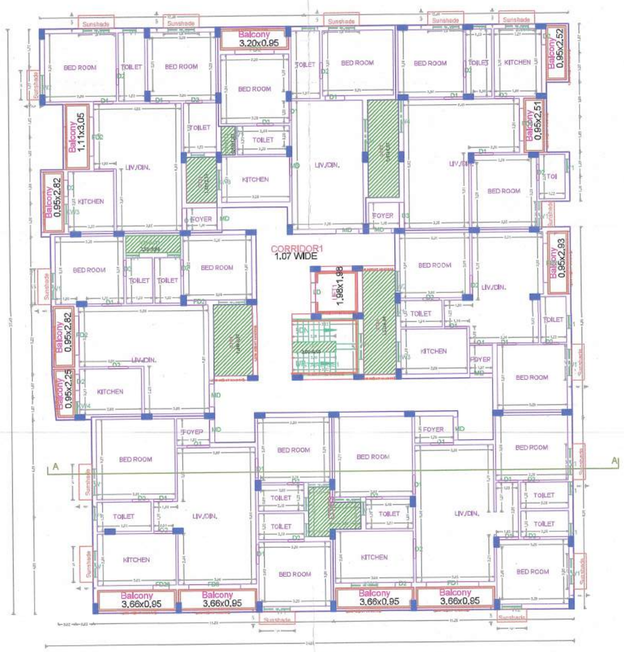
BLOCK-02

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

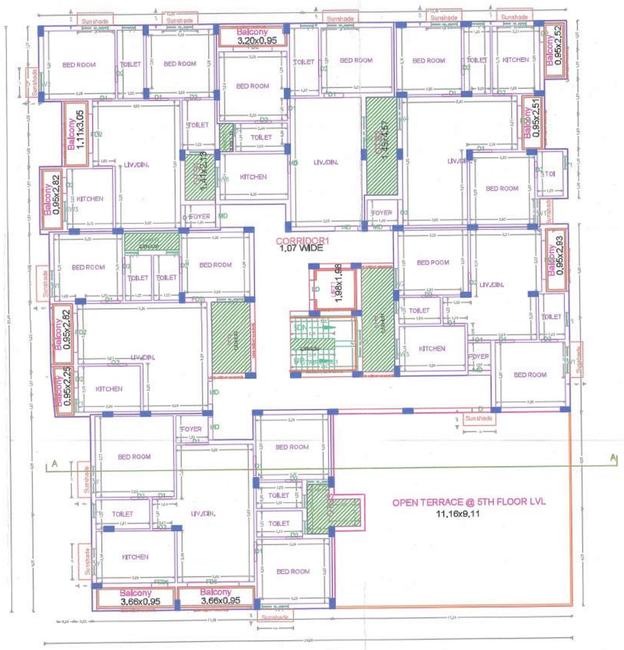


PROPOSED SECTION "AA"

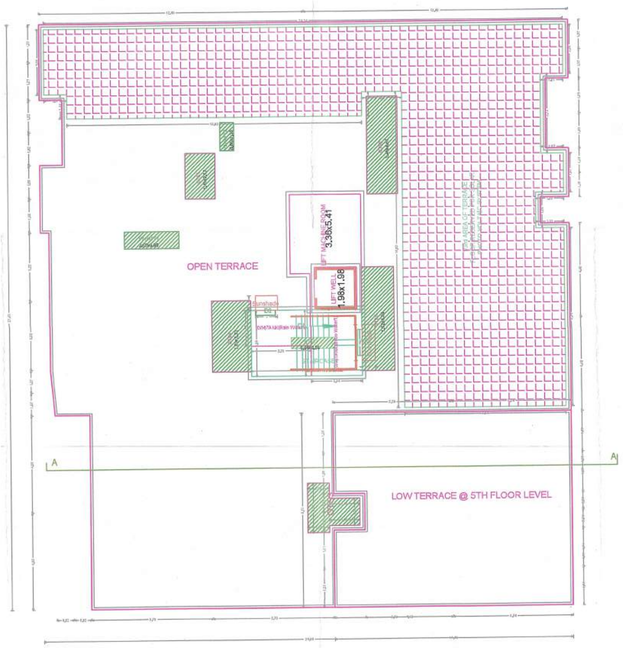
BLOCK-02



TYPICAL - 1,2,3 & 4 FLOOR PLAN



FIFTH FLOOR PART PLAN



TERRACE FLOOR PLAN

BLOCK-2

APPROVAL CONDITION
SCALE 1:100

Previous File No. PP/NHRB/S(B1)/0130/20
Approval Date 13/10/2022
Approval No. PP/NHRB/27B/2022
Permit No. CEBA/WDCN12/00340/2022

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 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.

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)



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
www.verified.realestate