Verified RealEstate™

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

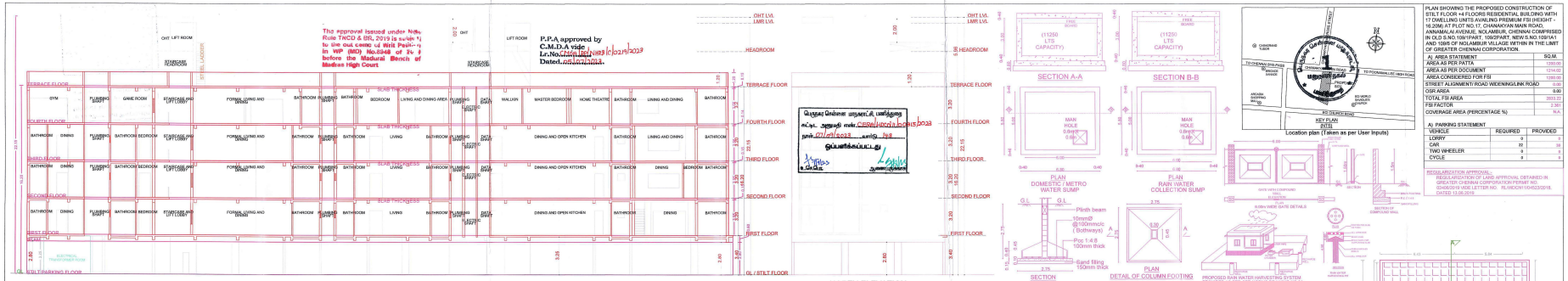
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





The approval issued under Note Rule 5(4)(a) of DCR, 2019 is subject to the outcome 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/HPC/BP/PPA/0221/2023 Dated. 27.01.2023.

CMDA/HPC/BP/PPA/0221/2023 27/01/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +4 FLOORS RESIDENTIAL BUILDING WITH 17 DWELLING UNITS AVAILING PREMIUM FSI (HEIGHT - 16.20M) AT PLOT NO.17, CHANAKYAN MAIN ROAD, ANNAMALAI AVENUE, T.V.NAGAR, CHENNAI COMPRISED IN OLD S.NO.196/1PT(P), 196/2PT(P), NEW S.NO.196/1A1 AND 196/6 OF NOLAMBUR VILLAGE WITHIN IN THE LIMIT OF GREATER CHENNAI CORPORATION.

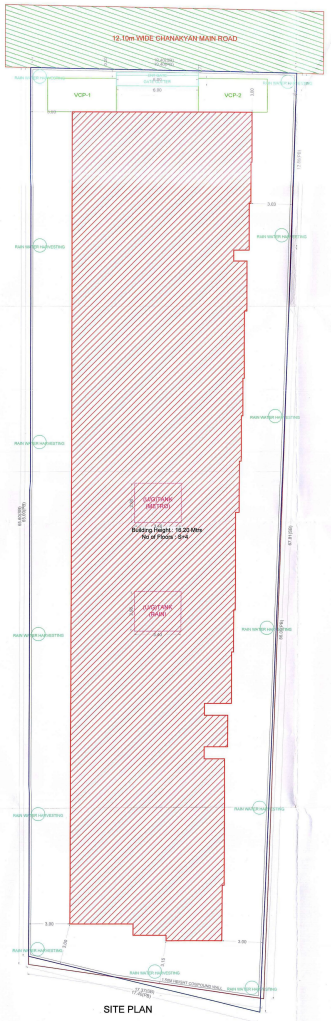
A) AREA STATEMENT

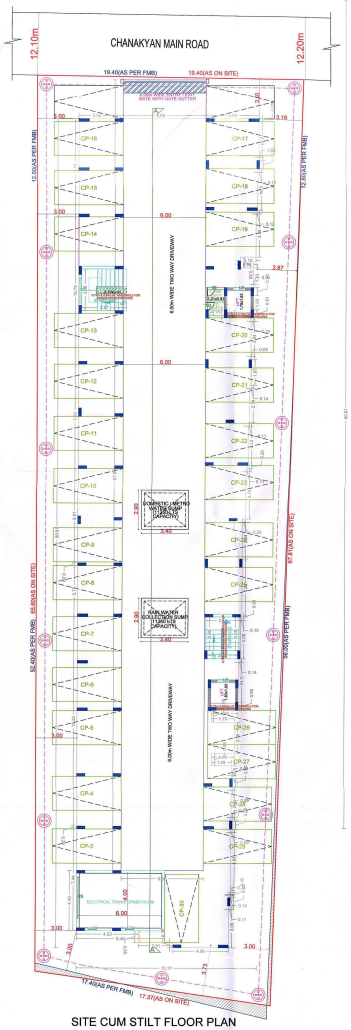
	SQ.M.
AREA AS PER PATTA	1293.00
AREA AS PER DOCUMENT	1214.00
AREA CONSIDERED FOR FSI	1289.66
STREET ALIGNMENT/ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2833.22
FSI FACTOR	2.20
COVERAGE AREA (PERCENTAGE %)	N.A.

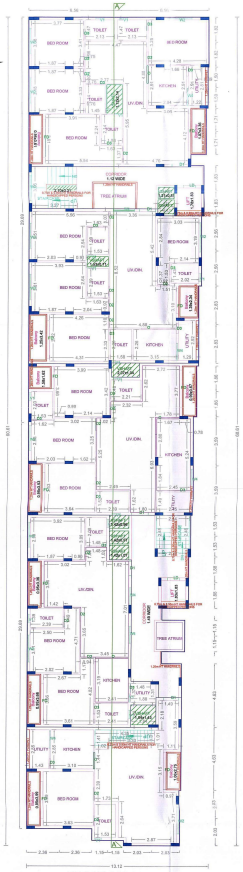
A) PARKING STATEMENT

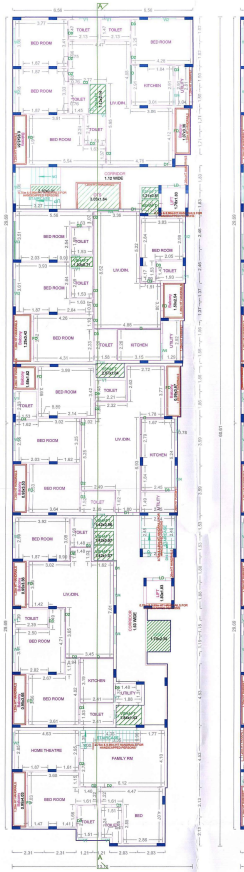
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	22	28
TWO WHEELER	0	0
CYCLE	0	0

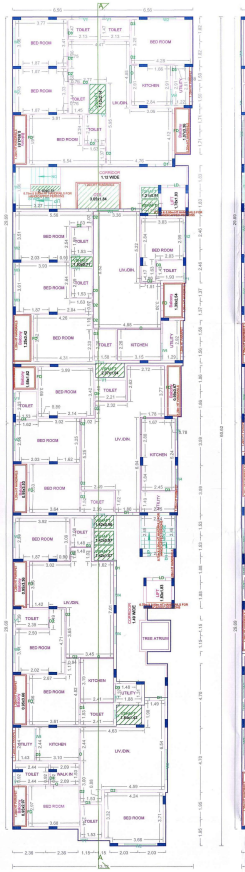
REGULARIZATION APPROVAL: REGULARISATION OF LAND APPROVAL OBTAINED IN GREATER CHENNAI CORPORATION PERMIT NO. 024/000319 VIDE LETTER NO. RS.WDC/1104523/2018, DATED 13.06.2019

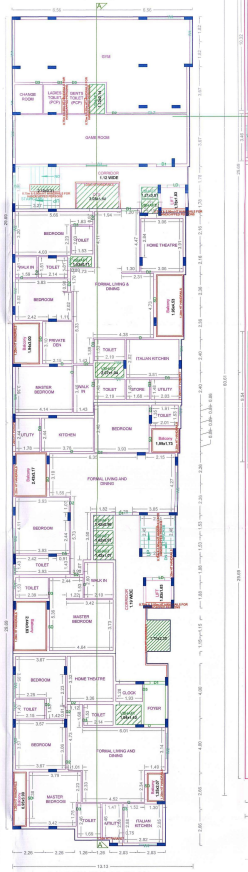


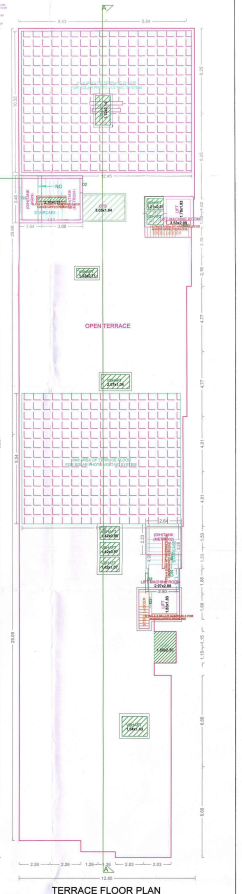












FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	698.73	0.00	0.00	3	698.73
THIRD FLOOR	0.00	701.65	0.00	0.00	5	701.65
SECOND FLOOR	0.00	697.71	0.00	0.00	4	697.71
FIRST FLOOR	0.00	706.97	0.00	0.00	5	706.97
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
Total	0.00	2833.22	0.00	0.00	17	2833.22

BUILDING WISE FSI STATEMENT:

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESIDE...)		0.00	2833.22	0.00	0.00	17	2833.22
Total		0.00	2833.22	0.00	0.00	17	2833.22

APPROVAL CONDITION

SCALE 1:100

Signature valid

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed
Assistant Planner(Technical)
Sign Date: 08.02.2023 12:21:07
Letter No. C4/ 17078/2022
Approval No. : C4/ 17078/2022/CMDA
Approved on : 08/02/2023 01:16 PM
Permit No. : DL-00/2023/0000

KEY NO.

QR CODE

Signature valid
Digitally Signed by
Architect
Sign Date: 07.02.2023 3:36:44 PM

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (42.00 x 54.00inches)

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.



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