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3/350/2 Mettukuppam,
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hello@verified.realestate
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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.A(PT) & 5, NEW DOOR NO.9, OLD DOOR NO.14, ANNA AVENUE, BAKTHACATCHALAM NAGAR EXTENSION, ADAYAR, CHENNAI 600020, COMPRISED IN OLD S.NO.15/5 (PT), T.S.NO.46/4 & 46/27, BLOCK NO.16 OF PALLIPATTU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1011.50
AREA AS PER DOCUMENT	1011.50
AREA CONSIDERED FOR FSI	1011.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2828.58
FSI FACTOR	2.796
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

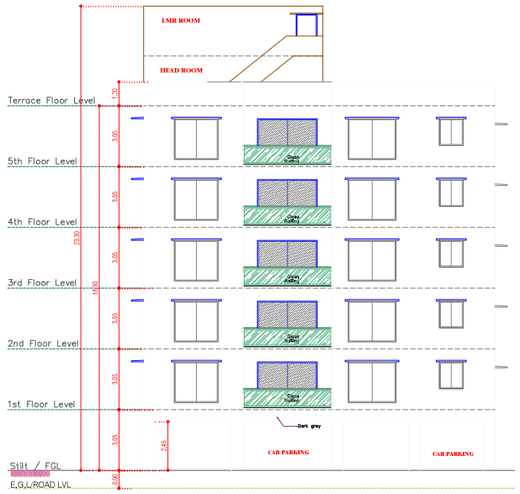
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	28	28
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: RES (1)

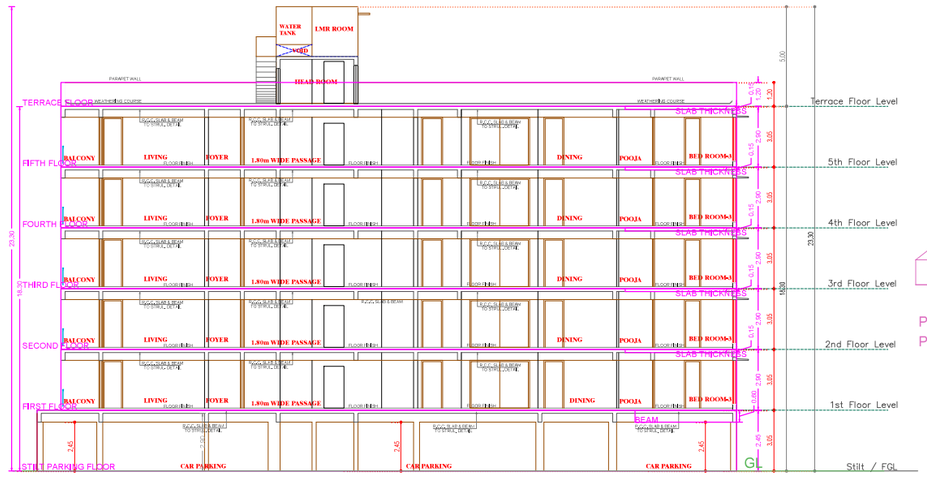
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	INDU.	INST.		FSI AREA
FIFTH FLOOR	0.00	559.55	0.00	0.00	3	559.55
FOURTH FLOOR	0.00	559.55	0.00	0.00	3	559.55
THIRD FLOOR	0.00	559.55	0.00	0.00	3	559.55
SECOND FLOOR	0.00	559.55	0.00	0.00	3	559.55
FIRST FLOOR	0.00	559.55	0.00	0.00	3	559.55
STILT PARKING FLOOR	0.00	30.83	0.00	0.00	0	30.83
Total	0.00	2828.58	0.00	0.00	15	2828.58
Terrace	0.00	0.00	0.00	0.00	0	0.00

BUILDING AREA STATEMENT

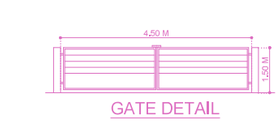
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	INDU.	INST.		FSI AREA
BLOCK (1)	1	0.00	2828.58	0.00	0.00	15	2828.58
Total		0.00	2828.58	0.00	0.00	15	2828.58



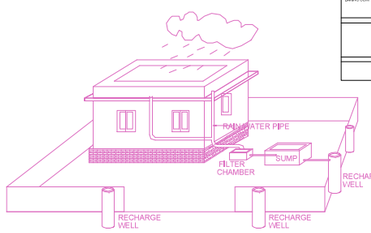
FRONT ELEVATION



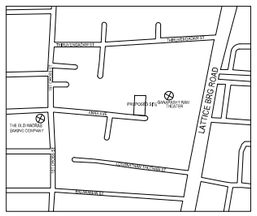
SECTION - AA

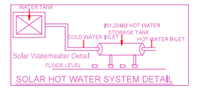


GATE DETAIL



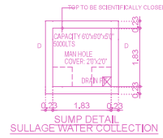
PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO 3A
NOT TO SCALE



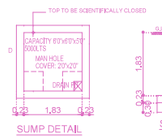


Solar Waterheater Detail

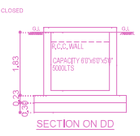
SOLAR HOT WATER SYSTEM DETAIL



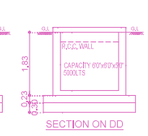
SUMP DETAIL
SULLAGE WATER COLLECTION



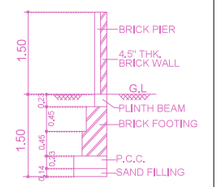
SUMP DETAIL



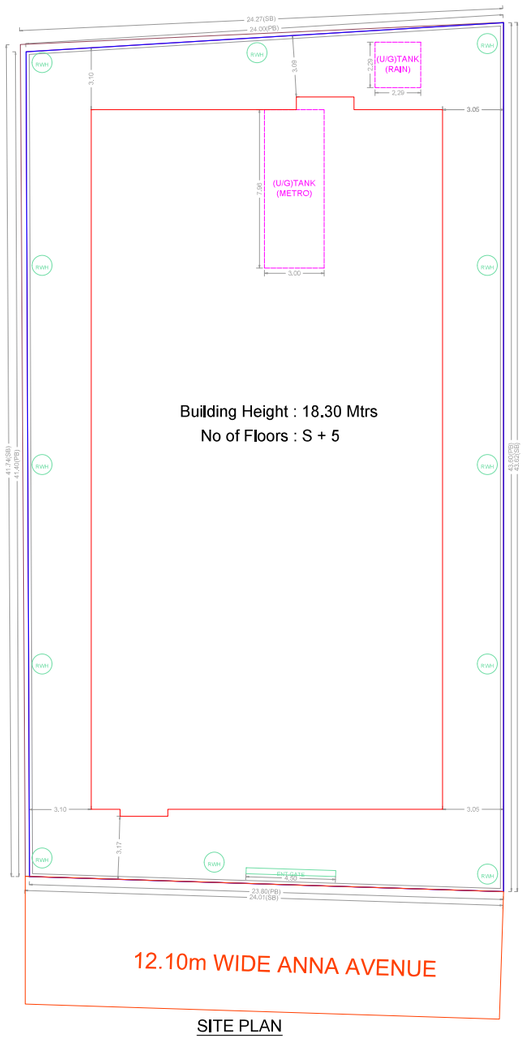
SECTION ON DD



SECTION ON DD



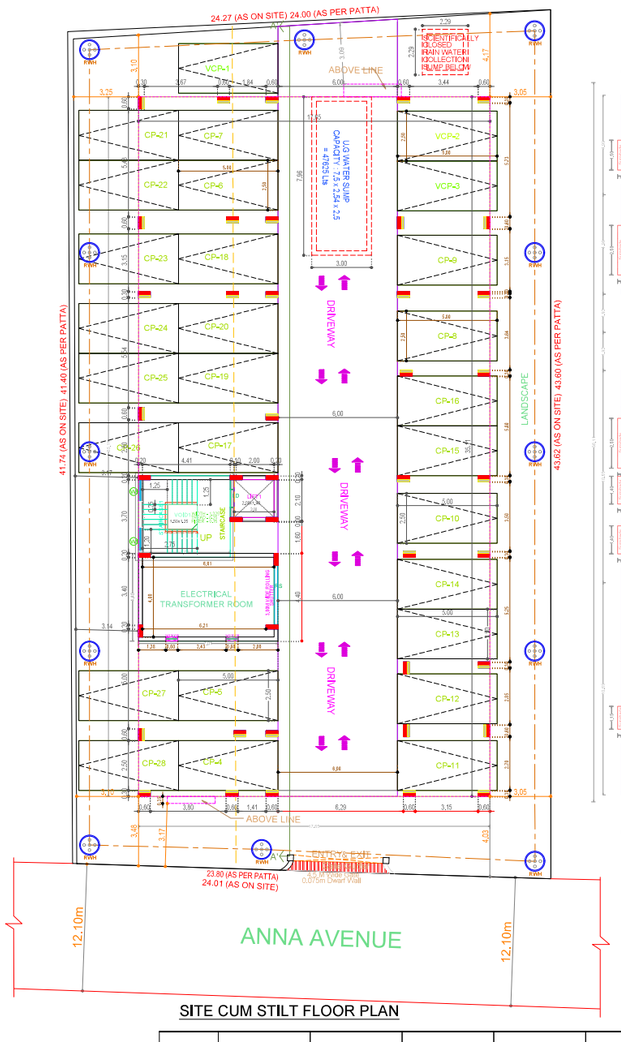
COMPOUND WALL DETAIL



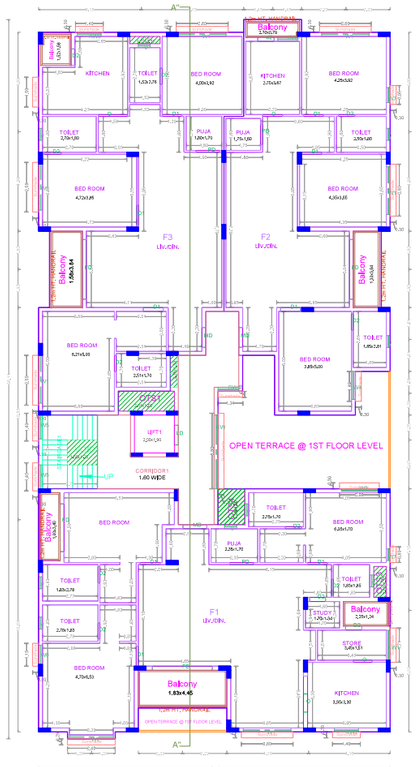
Building Height : 18.30 Mtrs
No of Floors : S + 5

12.10m WIDE ANNA AVENUE

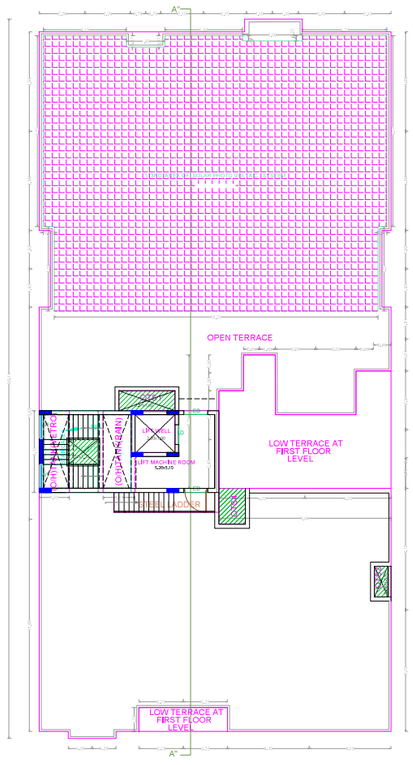
SITE PLAN



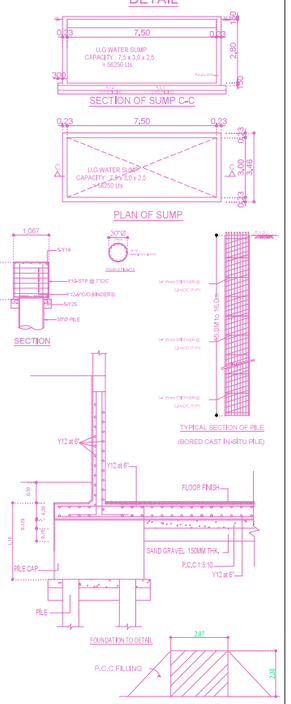
SITE CUM STILT FLOOR PLAN



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



TERRACE FLOOR PLAN



DWARF WALL SECTION
NOT TO SCALE

APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally Signed by Member/Secretary
Architect: THIRUMALESH KRISHNA
Sign Date: 06-Jun-2024 12:02:39 PM

QR CODE

Owner-1	Owner-3	Owner-5	Owner-7	Owner-9	Owner-11					
Owner-2	Owner-4	Owner-6	Owner-8	Owner-10	Owner-12					

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under the Tamil Nadu Combined Development and Building Rules, 2019 (MDR) (Rule 54 of 2019) and RMP (NDZ) Regulations, 2019.

Signature valid
Digitally Signed by Member/Secretary
Sign Date: 06-Jun-2024 12:02:39 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.

ARCH_E_(36.00_x_48.00_Inches)

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

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We're honored to be part of your real estate journey

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