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

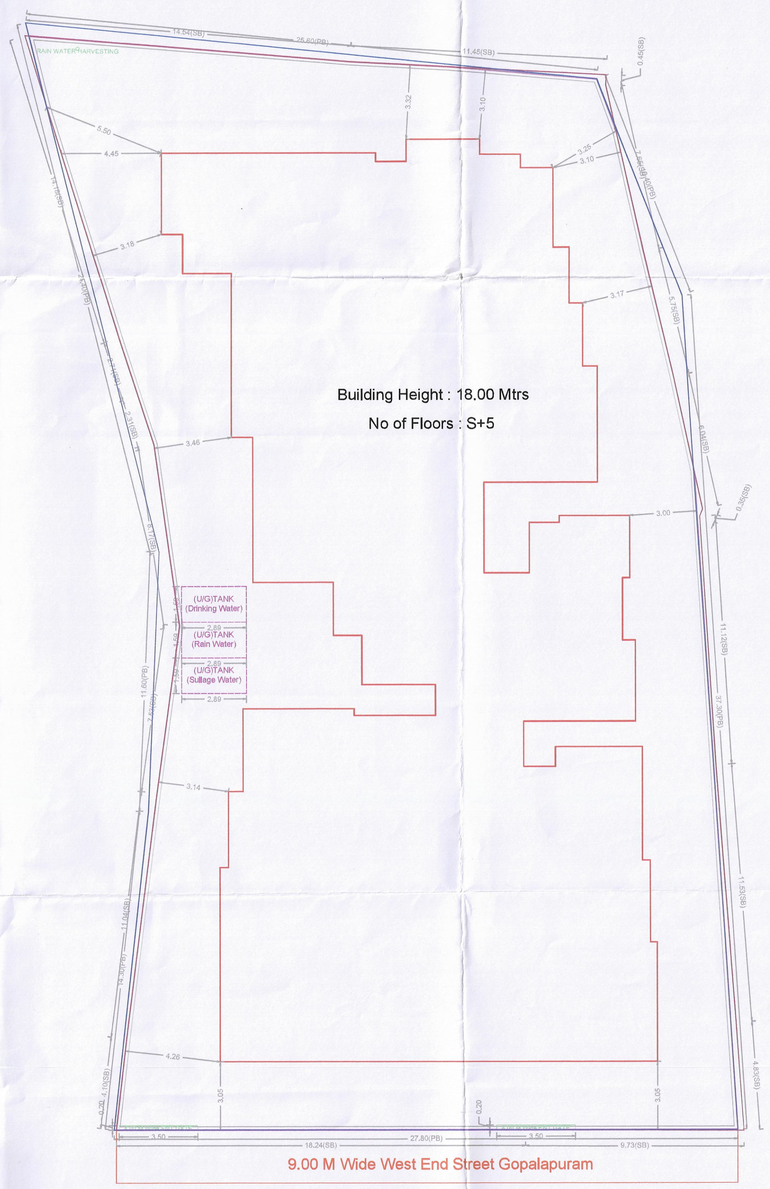
hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

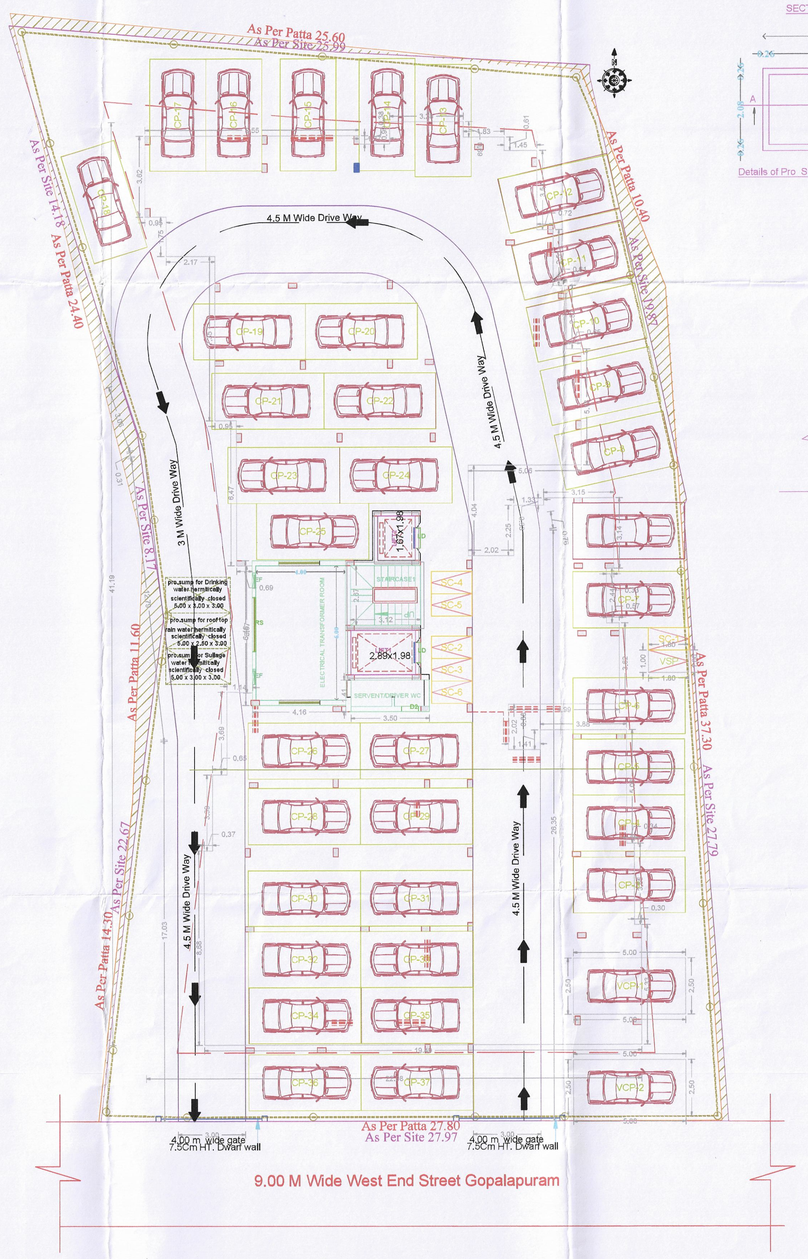
Digitally Verified Record - Powered by Verified RealEstate™



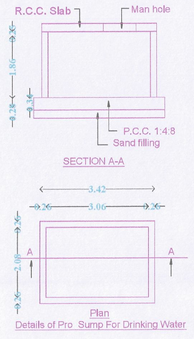
No - 1

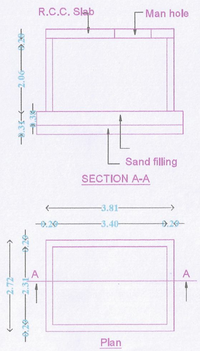


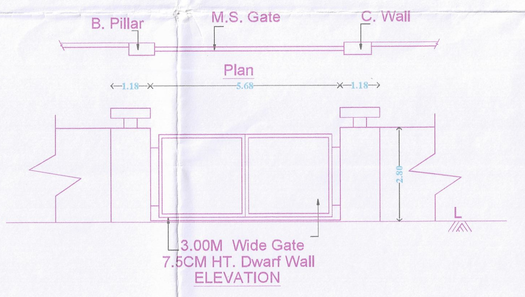

SITE PLAN



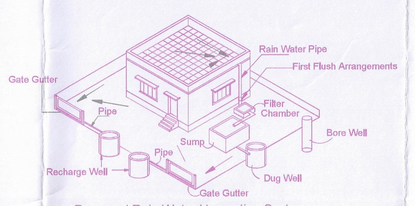

STILT PARKING FLOOR PLAN



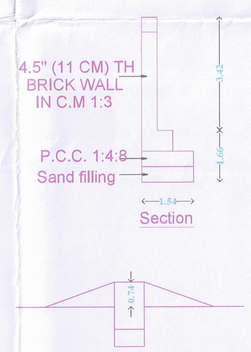



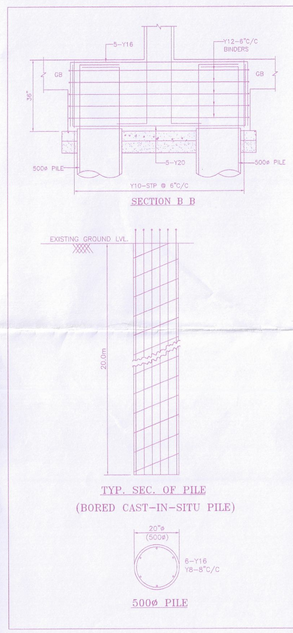

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.




Proposed Rain Water Harvesting 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**




| SITE PLAN | SHEET NO. 1 / 2 |
|---|---|

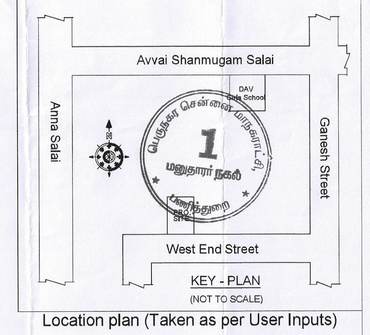
**SITE PLAN**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.0M HEIGHT) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.18, OLD DOOR NO.17, WEST END STREET, GOPALAPURAM, CHENNAI 600086 COMPRISED IN R.S.NOS.69/82 & 70/1, BLOCK NO.4 OF MYLAPORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

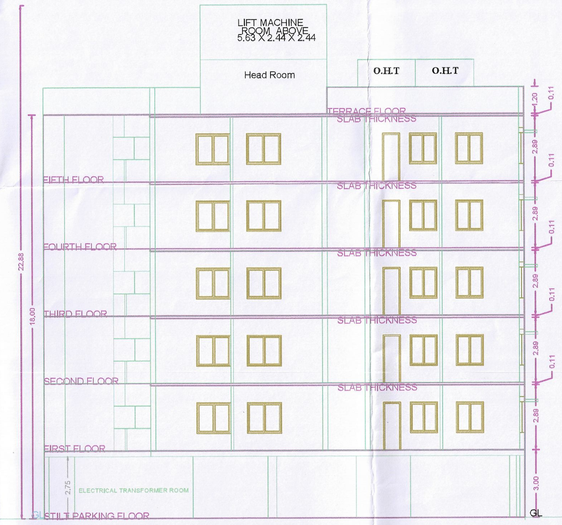
| A) AREA STATEMENT | | SQ.M. |
|---|---|---|
| AREA AS PER PATTA | | 1213.00 |
| AREA AS PER DOCUMENT | | 1271.18 |
| AREA CONSIDERED FOR FSI | | 1213.00 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | | 0.00 |
| OSR AREA | | 0.00 |
| TOTAL FSI AREA | | 3140.84 |
| FSI FACTOR | | 2.589 |
| COVERAGE AREA (PERCENTAGE %) | | NA |

A) PARKING STATEMENT

| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 25 | 37 |
| TWO WHEELER | 6 | 7 |
| CYCLE | 0 | 0 |



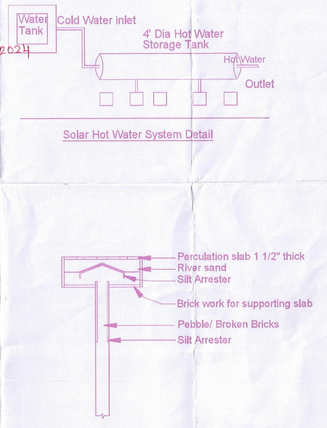

Location plan (Taken as per User Inputs)




SECTION A-A




ELEVATION




**FLOOR WISE FSI STATEMENT:** A (GOPALAPURAM)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| FIFTH FLOOR | 0.00 | 622.68 | 0.00 | 0.00 | 5 | 622.68 |
| FOURTH FLOOR | 0.00 | 622.68 | 0.00 | 0.00 | 5 | 622.68 |
| THIRD FLOOR | 0.00 | 622.68 | 0.00 | 0.00 | 5 | 622.68 |
| SECOND FLOOR | 0.00 | 622.68 | 0.00 | 0.00 | 5 | 622.68 |
| FIRST FLOOR | 0.00 | 622.83 | 0.00 | 0.00 | 5 | 622.83 |
| STILT PARKING FLOOR | 0.00 | 26.84 | 0.00 | 0.00 | 0 | 26.84 |
| Total | 0.00 | 3140.39 | 0.00 | 0.00 | 25 | 3140.39 |

BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| A+1 (GOPALA...) | | 0.00 | 3140.39 | 0.00 | 0.00 | 25 | 3140.39 |
| Total | | 0.00 | 3140.39 | 0.00 | 0.00 | 25 | 3140.39 |

UserDefinedMetric (841.00 x 1500.00MM)

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 VMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect Mohammad Jahanzaib
Sign Date: 05/12/2023 3:49:11 PM

APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally Signed by SANTHOSH KUMAR M.S
Date: 11/26/2023 8:39:55 AM

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. 1688

QR CODE

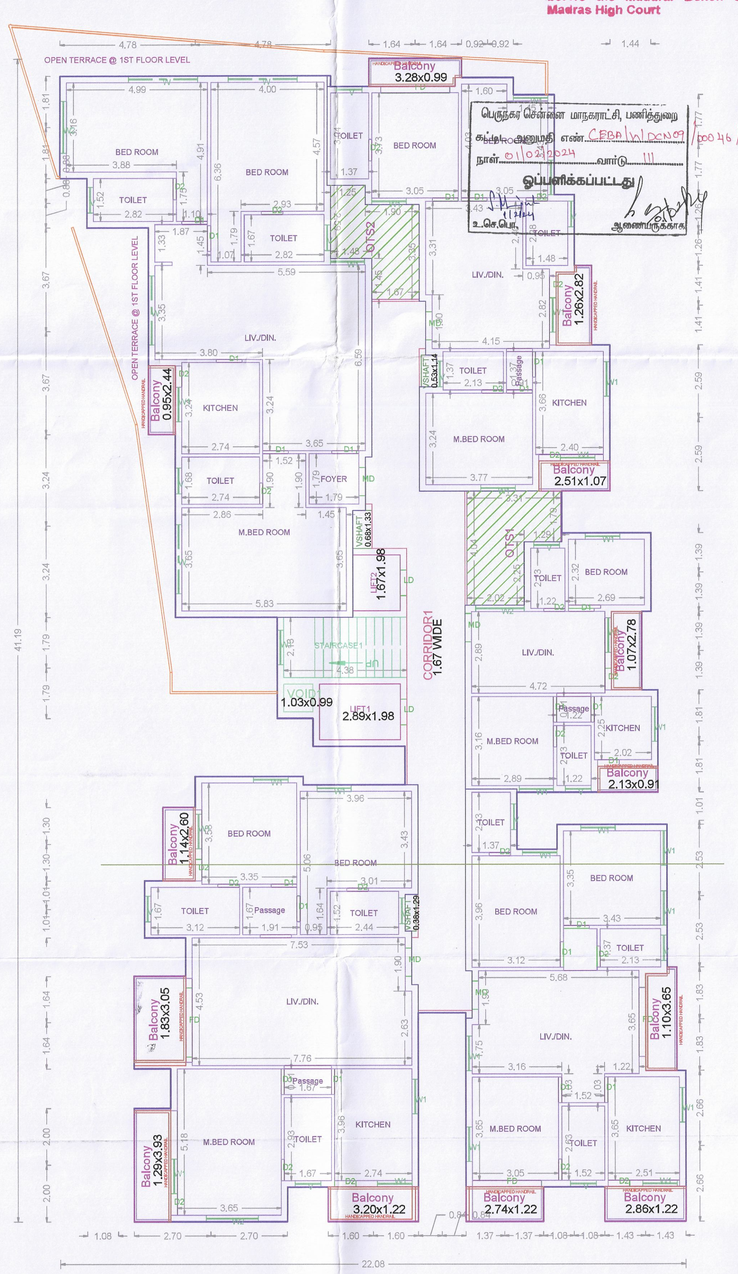
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

| FLOOR NAME | SHEET NO. 2 / 2 |
|---|---|
| FLOOR NAME | |

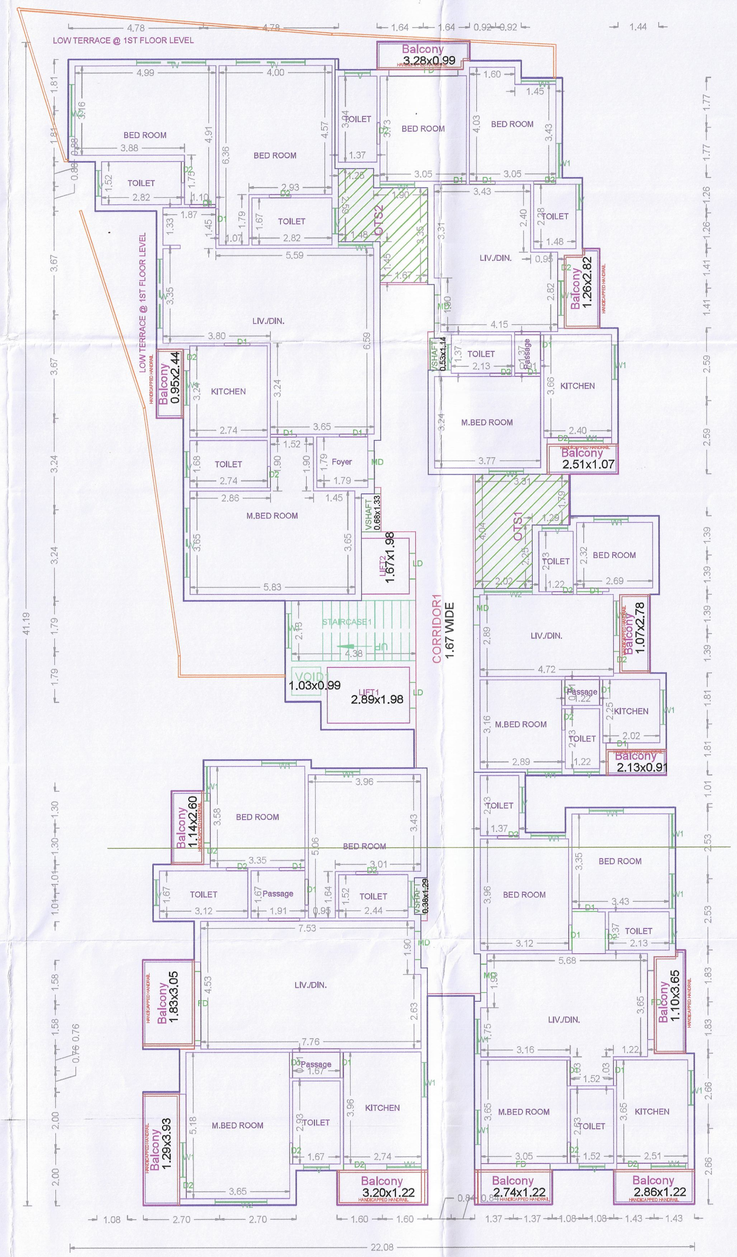
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.0M HEIGHT) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS AVAILING PREMIUM FSI AT NEW DOOR NO.18, OLD DOOR NO.17, WEST END STREET, GOPALAPURAM, CHENNAI 600086 COMPRISED IN R.S.NOS.69/82 & 70/1, BLOCK NO.4 OF MYLAPORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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

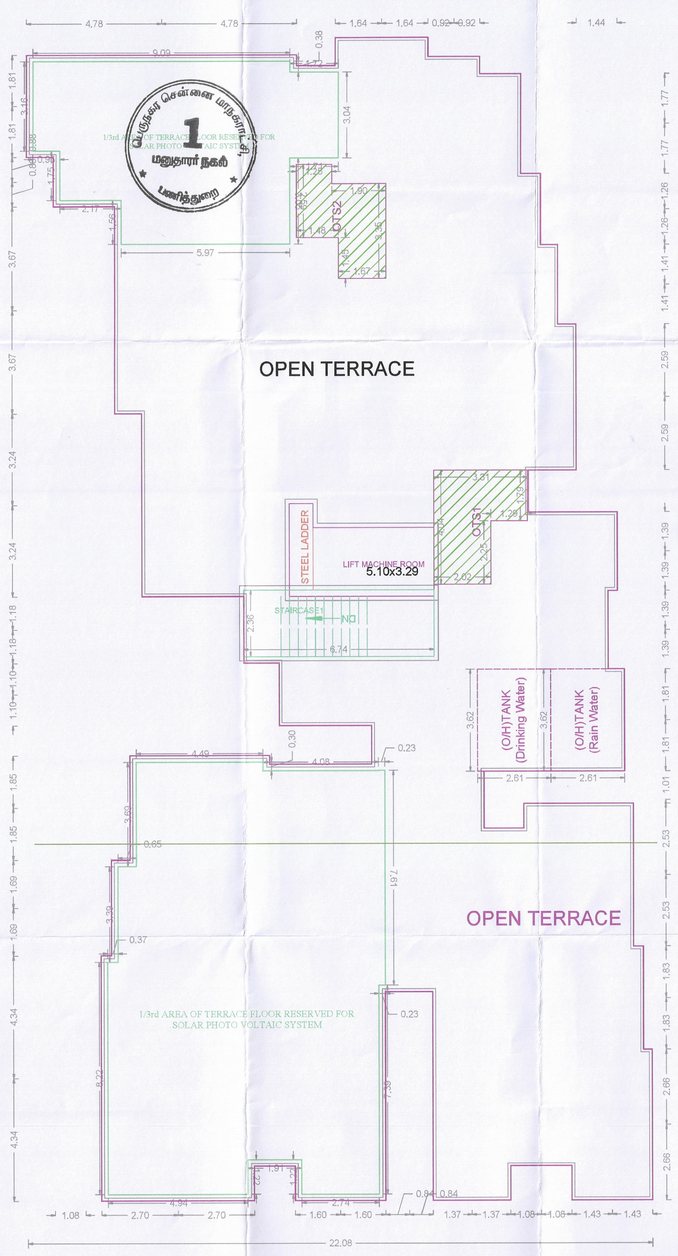
P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.....




FIRST FLOOR PLAN




TYPICAL - 2, 3, 4 & 5 FLOOR PLAN




TERRACE FLOOR PLAN

| APPROVAL CONDITION |
|---|
| |
| |
| SCALE 1:100 |

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. 6912 & 6913 of 2019.

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. 1688

QR CODE

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)

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.**

FOR APPROVAL



## 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