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

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+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™

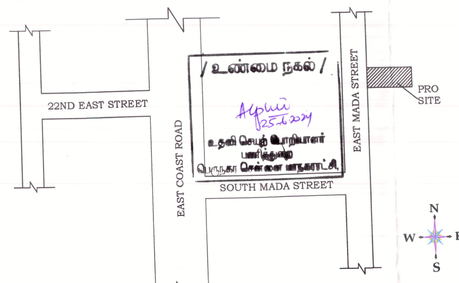


P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/ NOC/ MSD/ NHRB/ 0781/2023
Dated 13.09.2023

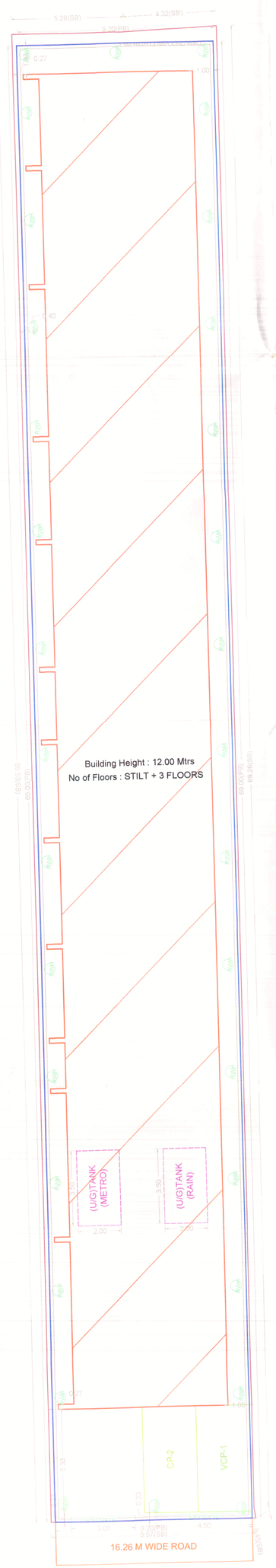
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF STILT FLOOR + 3 FLOORS (12.00M HEIGHT) RESIDENTIAL BUILDING WITH 12 DWELLING UNITS AT NEW DOOR NO. 163, OLD DOOR NO.36, EAST MADA STREET, THIRUVANMIYUR, CHENNAI-600 041, COMPRISED IN OLD S.NO:193/44A, T.S.NO. 57 , BLOCK NO: 60, WARD NO : 1 OF THIRUVANMIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. DIVISION NO: 180, ZONE: 13.

| | SQ.M. |
|---|---|
| A) AREA STATEMENT | |
| AREA AS PER PATTA | 635.00 |
| AREA AS PER DOCUMENT | 634.00 |
| AREA CONSIDERED FOR FSI | 634.20 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| | 0.00 |
| OSR AREA | 1303.79 |
| TOTAL FSI AREA | 2.056 |
| FSI FACTOR | NA |
| COVERAGE AREA (PERCENTAGE %) | |

| A) PARKING STATEMENT | | |
|---|---|---|
| VEHICLE | REQUIRED | PROVIDED |
| LORRY | - | 0 |
| CAR | 12 | 12 |
| TWO WHEELER | 2 | 10 |
| CYCLE | - | 0 |



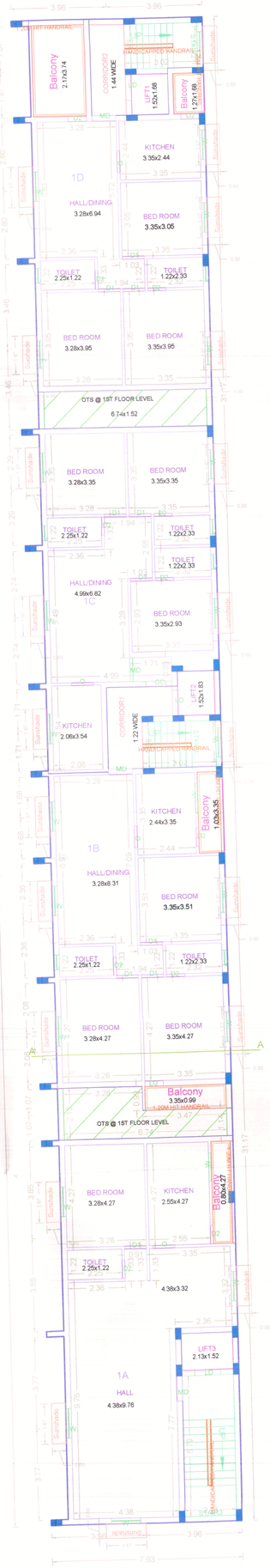

KEY PLAN
[NOT TO SCALE]
Location plan (Taken as per User Inputs)



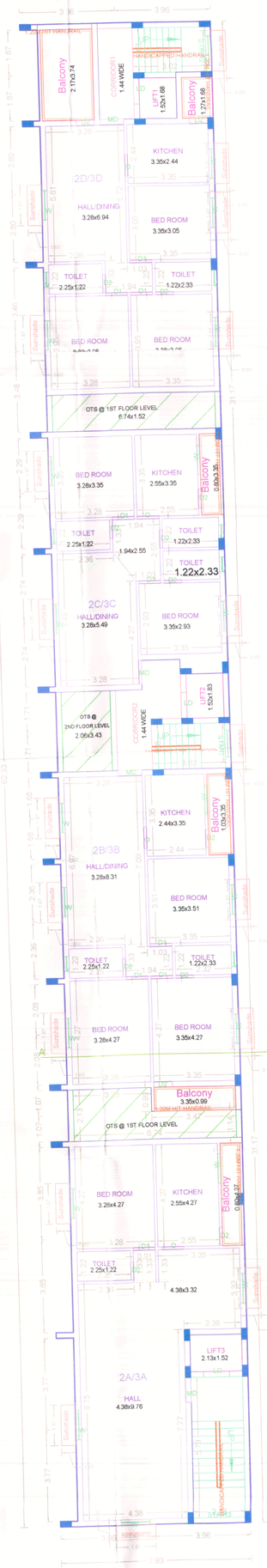

SITE PLAN



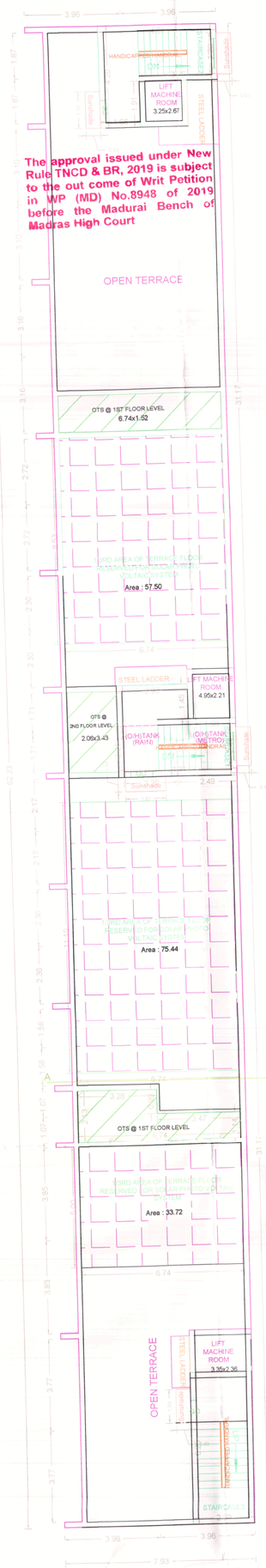

SITE CUM STILT FLOOR PLAN



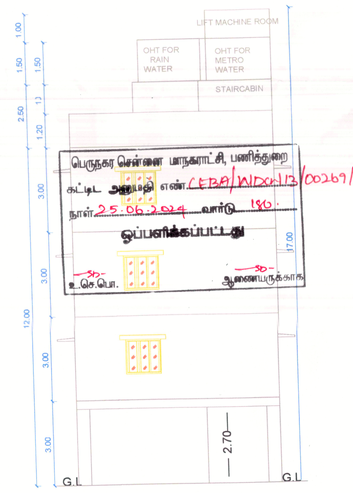

FIRST FLOOR PLAN



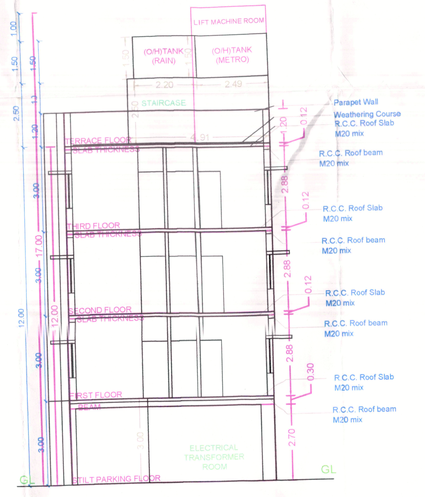

TYPICAL - 2, 3 FLOOR PLAN




TERRACE FLOOR PLAN

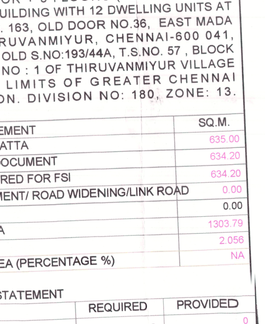


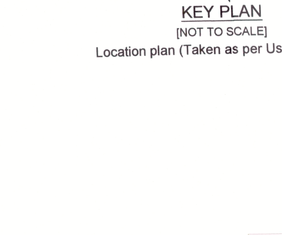

ELEVATION

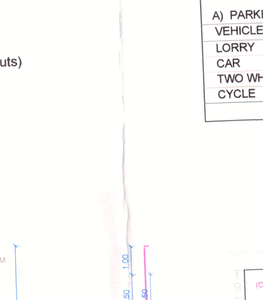


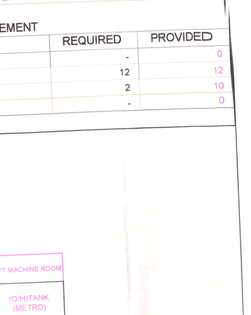

SECTION ON " A-A"



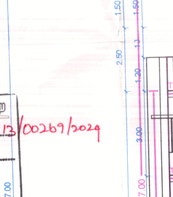



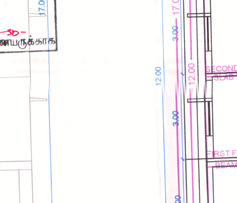










BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA COMM. | RESI. | IND. | INST. | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|
| NHRB-1 (RES) | | 0.00 | 1303.79 | 0.00 | 0.00 | 12 | 1303.79 |
| Total | | 0.00 | 1303.79 | 0.00 | 0.00 | 12 | 1303.79 |

FLOOR WISE FSI STATEMENT: NHRB (RES)

| FLOORS | FSI AREA COMM. | RESI. | IND. | INST. | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|
| STILT PARKING FLOOR | 0.00 | 28.78 | 0.00 | 0.00 | 0 | 28.78 |
| FIRST FLOOR | 0.00 | 429.71 | 0.00 | 0.00 | 4 | 429.71 |
| SECOND FLOOR | 0.00 | 422.65 | 0.00 | 0.00 | 4 | 422.65 |
| THIRD FLOOR | 0.00 | 422.65 | 0.00 | 0.00 | 4 | 422.65 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 1303.79 | 0.00 | 0.00 | 12 | 1303.79 |

APPROVAL CONDITION

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

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. 6812 & 6813 of 2019.

Signature valid

Applicants ( Owner / Developer / Power of Attorney )

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

Verified RealEstate™

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

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Chennai, India

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