Verified RealEstate™

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

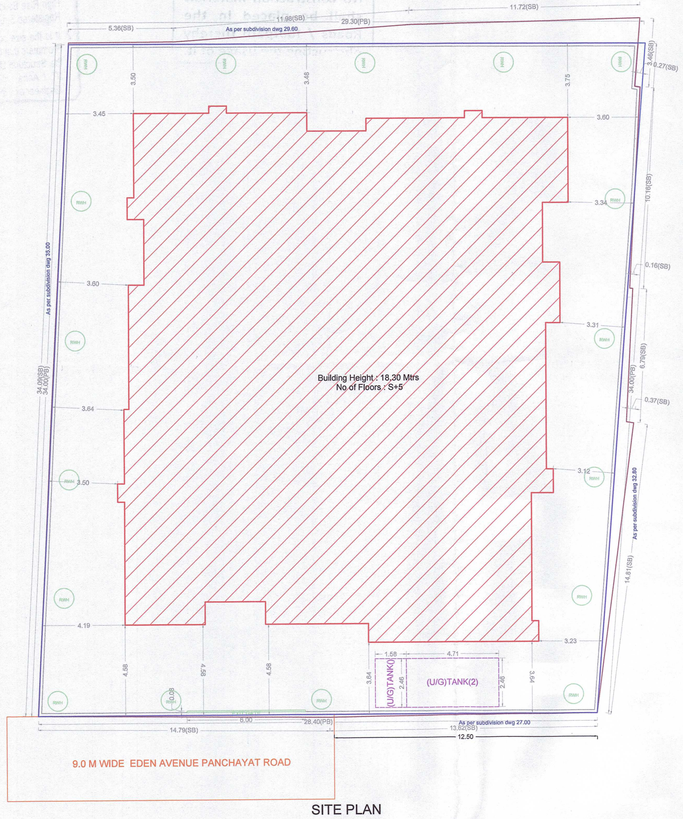
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

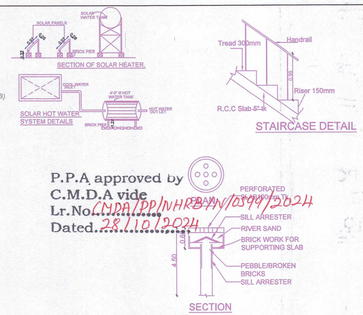
Official Property Record



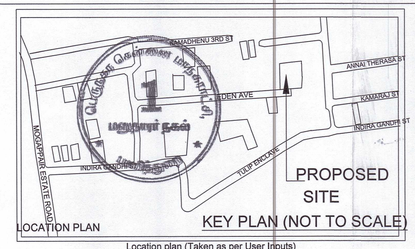
Digitally Verified Record - Powered by Verified RealEstate™



SITE PLAN



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



Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING)+ 5 FLOOR RESIDENTIAL BUILDING (HEIGHT -18.30M) WITH 20 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO:A, (REGULARIZATION OF INDIVIDUAL PLOT) EDEN AVENUE ,GOLDERN GEORGE NAGAR, MOGAPPAIR, CHENNAI,600037, COMPRISED IN OLD S. NO: 362/1 , 2 PART, T.S.NO: 17, BLOCK NO: 60, WARD-H OF MOGAPPAIR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	981.00
AREA AS PER DOCUMENT	1024.66
AREA CONSIDERED FOR FSI (SUBDIVISION APPROVED PLAN)	980.16
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2546.94
FSI FACTOR	2.598
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

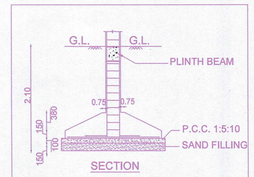
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	20	22
TWO WHEELER	0	0
CYCLE	-	0

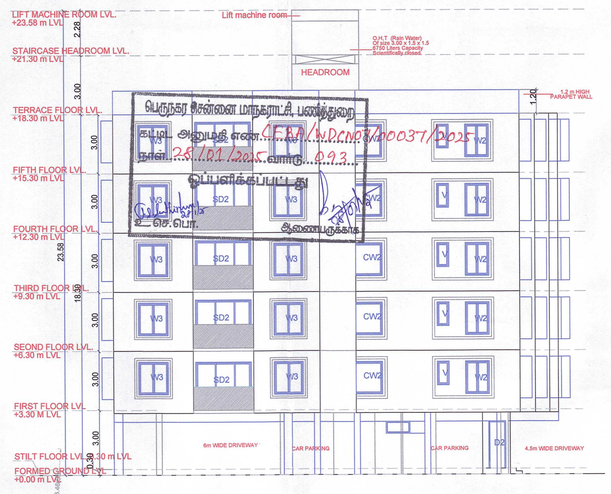
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BUILDING)		0.00	2546.94	0.00	0.00	20	2546.94
Total		0.00	2546.94	0.00	0.00	20	2546.94

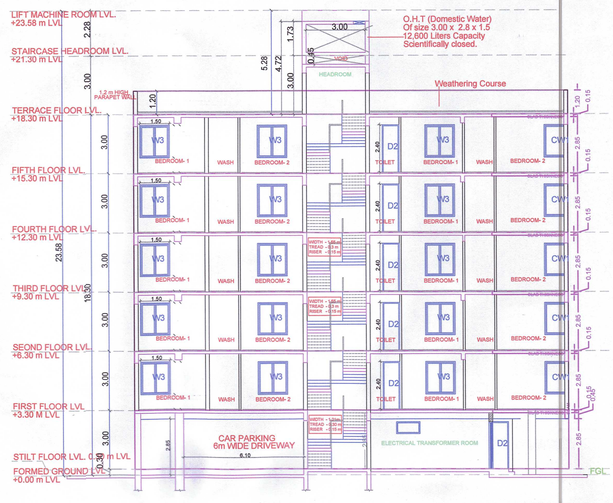
FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	27.54	0.00	0.00	0	27.54
FIRST FLOOR	0.00	503.88	0.00	0.00	4	503.88
SECOND FLOOR	0.00	503.88	0.00	0.00	4	503.88
THIRD FLOOR	0.00	503.88	0.00	0.00	4	503.88
FOURTH FLOOR	0.00	503.88	0.00	0.00	4	503.88
FIFTH FLOOR	0.00	503.88	0.00	0.00	4	503.88
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2546.94	0.00	0.00	20	2546.94

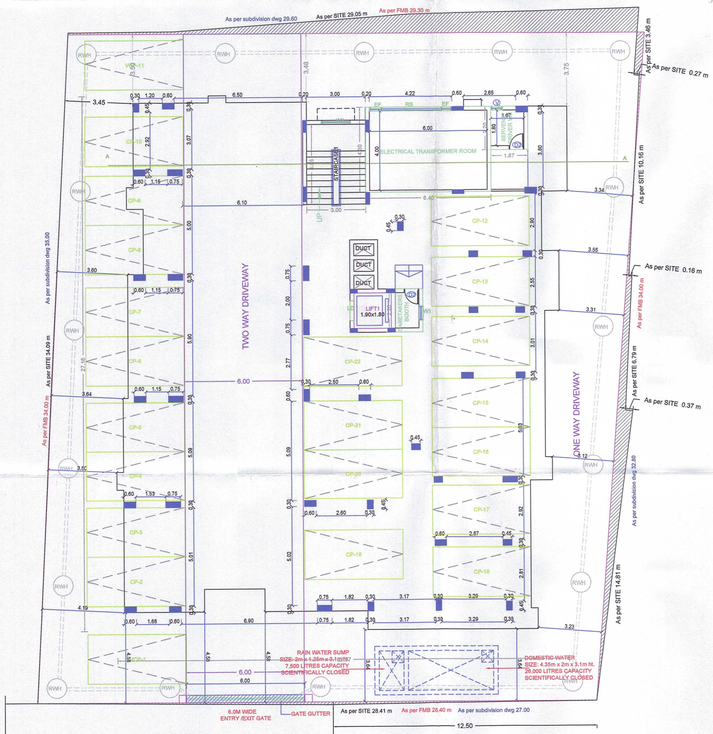




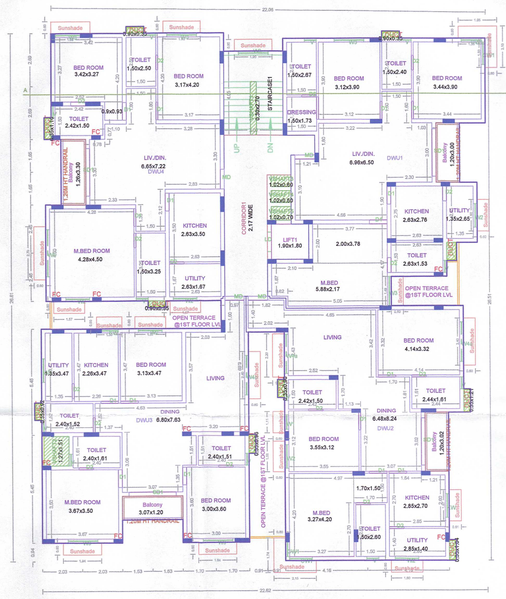
FRONT ELEVATION



SECTION AA



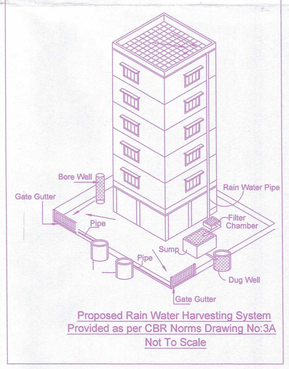
SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 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

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.

KEY NO. 3688

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.

Signature valid.
Digitally Signed by Architect Architect Anwar Ali Aziz Chowdry
Sign Date: 10/29/2024 12:56:29 PM

Applicants (Owner / Developer / Power of Attorney)

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)

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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