Verified RealEstate™

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

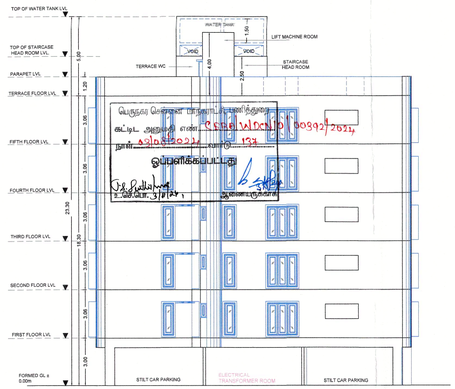
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

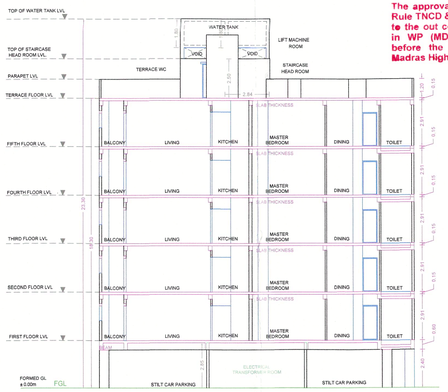
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



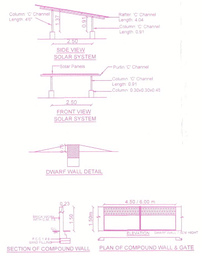


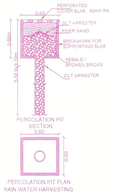
FRONT ELEVATION

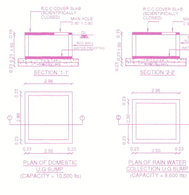


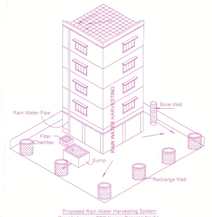
SECTION-AA

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 Madural Bench of Madras High Court

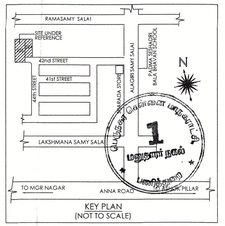








Proposed Rain Water Harvesting System Provided as per CMA Scrime Drawing No.4A Not To Scale



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT -18.30 m) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO. 224 & 225, 42nd STREET, 8th SECTOR, K.K.NAGAR, CHENNAI - 600 078. COMPRISED IN OLD S.No: 261/1 PART, T.S.NO: 42 & 43, BLOCK NO: 48 OF VIRUGAMBAKKAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
ZONE : X, DIVISION NO - 137.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	718.00
AREA AS PER DOCUMENT	706.06
AREA CONSIDERED FOR FSI	673.72
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	32.34
OSR AREA	0.00
TOTAL FSI AREA	1749.29
FSI FACTOR	2.596
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	11	11
CYCLE	-	0

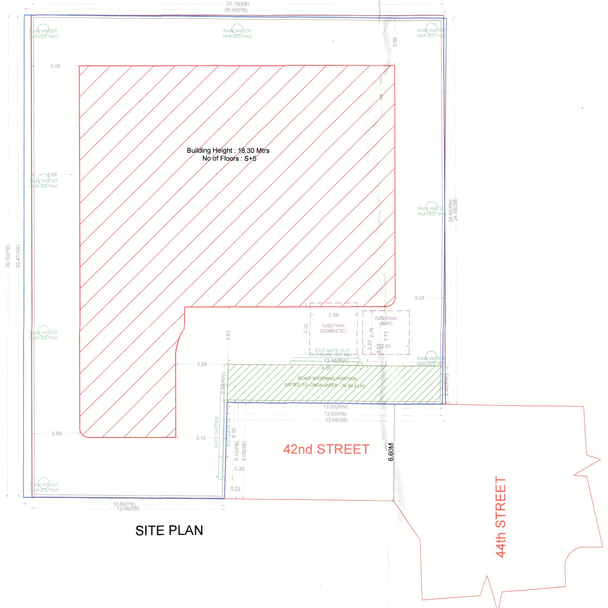
FLOOR WISE FSI STATEMENT: NHRB (FORTY SECOND ST...)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
SITE/STILT PARKING FLOOR	0.00	27.59	0.00	0.00	0	27.59
FIRST FLOOR	0.00	344.34	0.00	0.00	4	344.34
SECOND FLOOR	0.00	344.34	0.00	0.00	4	344.34
THIRD FLOOR	0.00	344.34	0.00	0.00	4	344.34
FOURTH FLOOR	0.00	344.34	0.00	0.00	4	344.34
FIFTH FLOOR	0.00	344.34	0.00	0.00	4	344.34
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1749.29	0.00	0.00	20	1749.29

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (FOR...)		0.00	1749.29	0.00	0.00	20	1749.29
Total		0.00	1749.29	0.00	0.00	20	1749.29

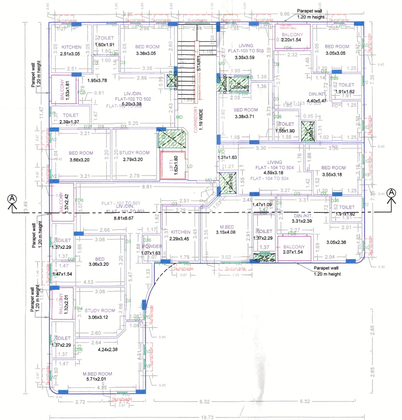
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TCP/NHRB1C/0013/2024
Dated..07/06/2024



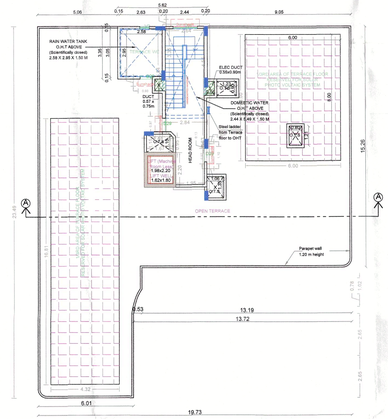
SITE PLAN



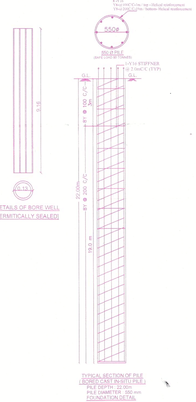
SITE CUM STILT FLOOR PLAN



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. 8588

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCD & BR, 2019 is subject to the outcome of the WP in WP (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

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

ISO_A0_(841.00_x_1600.00_MM)



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

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