Verified RealEstate™

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

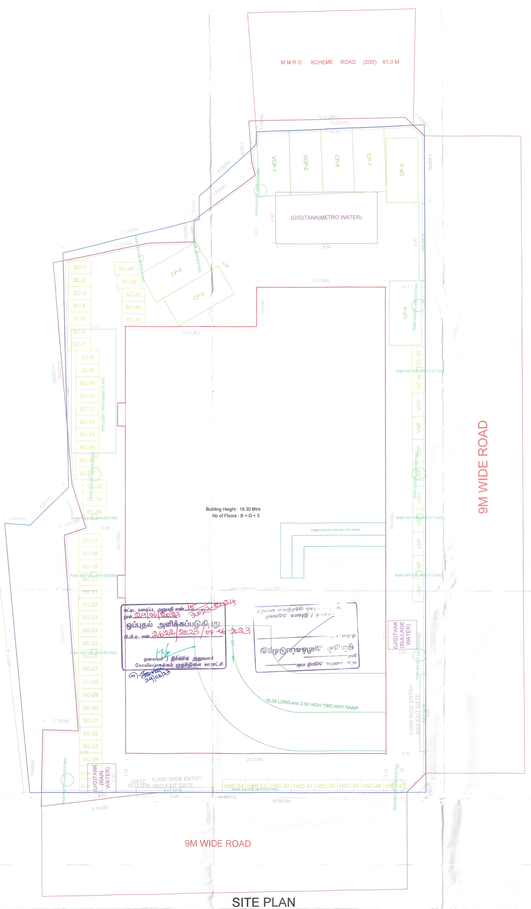
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

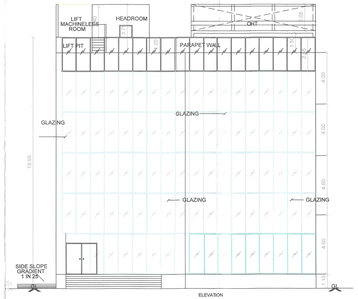
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

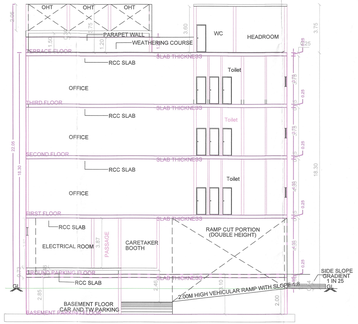




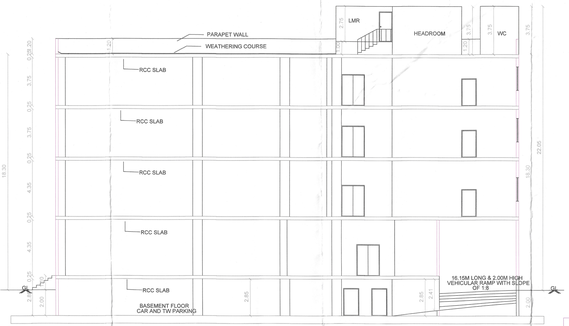
SITE PLAN



ELEVATION

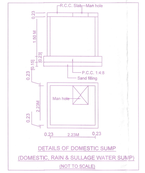


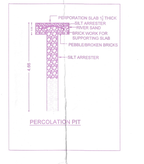
SECTION AA

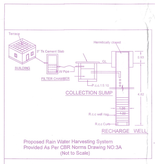


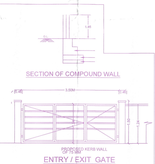
SECTION B-B

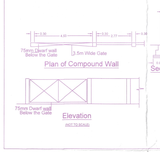


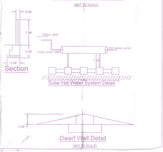


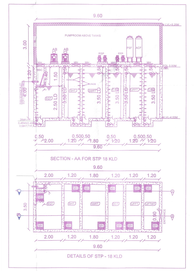


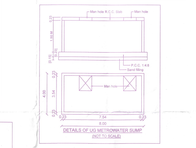


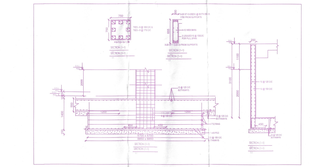






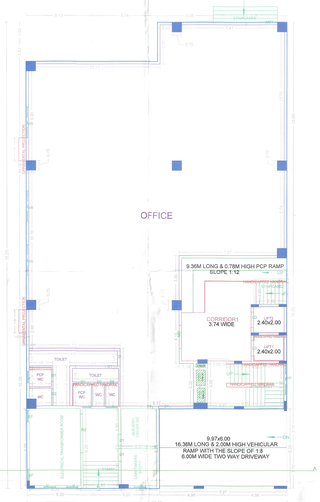




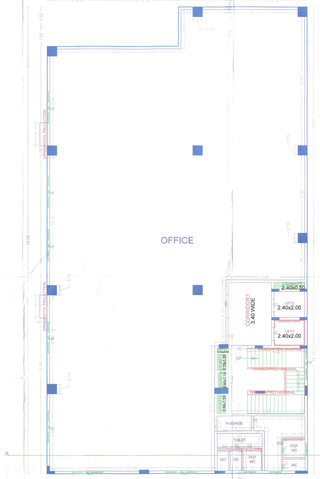




BASEMENT FLOOR PLAN



GROUND FLOOR PLAN (SCALE 1:100)



TYPICAL FLOOR PLAN (FIRST,SECOND & THIRD)

TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
COMMERCIAL(...)		2732.37	0.00	0.00	0.00	0	2732.37
Total		2732.37	0.00	0.00	0.00	0	2732.37

FLOOR WISE FSI STATEMENT: COMMERCIAL (OFFICE)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
THIRD FLOOR	702.04	0.00	0.00	0.00	0	702.04
SECOND FLOOR	702.04	0.00	0.00	0.00	0	702.04
FIRST FLOOR	702.04	0.00	0.00	0.00	0	702.04
GROUND PARKING FLOOR	626.25	0.00	0.00	0.00	0	626.25
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
Total	2732.37	0.00	0.00	0.00	0	2732.37

Applicants (Owner / Developer / Power of Attorney)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 3 FLOORS COMMERCIAL BUILDING (OFFICE USE - 18.30M HEIGHT) AT PLOT NO.2,3 & 5 IN CMDA APPROVED SUB-DIVISION PPD/LO.NO.37/2022), MMRD ROAD, KOVILAMBAKKAM, CHENNAI COMPRISED IN S.NOS.45/2A2, 45/2A3, 45/5A1, 45/5A2, 45/5A3, 45/5A4, 45/5A, 45/5B1&, 45/7B & 46/1B OF KOVILAMBAKKAM VILLAGE WITHIN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	5402.00
AREA AS PER DOCUMENT	1389.00
AREA CONSIDERED FOR FSI	1389.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2732.37
FSI FACTOR	1.967
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	83	83
TWO WHEELER	90	91
CYCLE	0	0

APPROVAL CONDITION

SCALE 1:100

Signature Valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by [illegible] KUMAR M.S
Sign Date: 05/10/2022 07:12:15 PM
Letter No: CMDA/[illegible]/2022/MMRD
Approval No. : 1/10/2022
Approval Date : 05/10/2022 08:10 PM
Permit No. : CL-[illegible]

Signature valid
Deputy Planner
Chennai Metropolitan Development Authority
Sign Date: 04/10/2022 4:35:28 PM

For Deputy Planner / Chief Planner / Member Secretary
Chennai Metropolitan Development Authority
This layout is valid only after building Permit is issued by the concerned Local Body.

KEY NO. : 4668

QR CODE

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

UserDefinedMetric (841.00 x 2000.00MM)_1



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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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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