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™



P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0226/2024
Dated 08/05/2024

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

Water Tank (Scientifically Closed)

Elevation

Section - 'A-A'

TERRACE FLOOR PLAN

Key Plan
N.T.S.

Location plan (Taken as per User Inputs)

Plan showing the Proposed construction of Stilt Floor (Parking) + 5 floors Residential Building with 10 dwelling units (Height 18.30m) availing Premium FSI with TOD Benefits at Plot no.176, Old door no.74, New Door no.5, F- Block, 2nd Street, Anna Nagar East, Chennai – 600 102 comprised in Old S.No. 3 part & 4/ 4C Part, T.S.No 65, Block no 2 of Periyakudal village within the limits of Greater Chennai Corporation

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	523.50
AREA AS PER DOCUMENT	521.18
AREA CONSIDERED FOR FSI	521.18
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
DSR AREA	0.00
TOTAL FSI AREA	1239.19
FSI FACTOR	2.378
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	12	12
TWO WHEELER	1	1
CYCLE	-	0

60DD PILE

PILE-P1

TYP. SEC. OF PILE
(BORED CAST-in-SITU PILE)

SECTION A A

Compound Wall Gate Detail
Scale : NTS

Dwarf Wall Detail
Scale : NTS

Compound Wall Detail
Scale : NTS

Plan of Solar Panel Water Heating System
Scale : NTS

Section OF Solar Panel
Scale : NTS

Section

Plan of Rain water Collecting Sump

Section

Plan of Drink water Collecting Sump

Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

SITE PLAN

SITE CUM STILT PARKING FLOOR PLAN

FIRST FLOOR PLAN

TYPICAL - 2, 3, 4, 5 FLOOR PLAN

Perforated Holes
100 Ø Inlet Pipe Terrace
20/40mm Coarse Aggregate
Pipe
Section
Plan
RWH Typical Detail (Percolation Pit)
Srale : NTS

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (B)		0.00	1239.19	0.00	0.00	10	1239.19
Total		0.00	1239.19	0.00	0.00	10	1239.19

FLOOR WISE FSI STATEMENT: A (B)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.69	0.00	0.00	0	28.69
FIRST FLOOR	0.00	242.06	0.00	0.00	2	242.06
SECOND FLOOR	0.00	242.06	0.00	0.00	2	242.06
THIRD FLOOR	0.00	242.06	0.00	0.00	2	242.06
FOURTH FLOOR	0.00	242.06	0.00	0.00	2	242.06
FIFTH FLOOR	0.00	242.06	0.00	0.00	2	242.06
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1239.19	0.00	0.00	10	1239.19

Applicants (Owner / Developer / Power of Attorney)

Signature valid
Digitally Signed by
Architect. S.MUGUNTHAN
Sign Date: 03/05/2024 10:39:23 AM

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.

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

ARCH_E_(36.00_x_48.00_Inches)

For FIRM FOUNDATIONS & HOUSING PVT. LTD.
CHAIRMAN & MANAGING DIRECTOR



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