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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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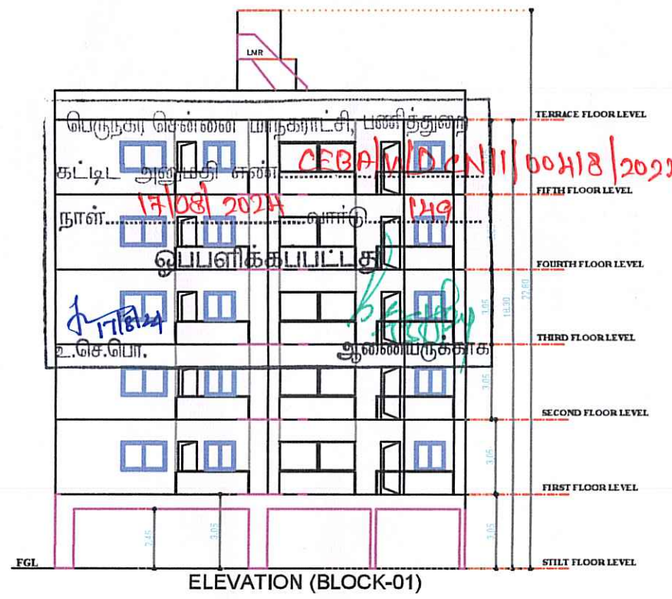
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

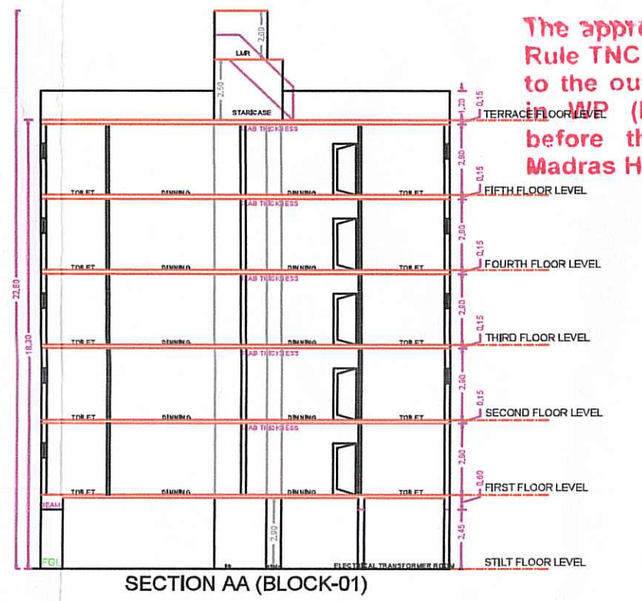


P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0021/2024
Dated 20/05/2024

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition WP (MD) No.8945 of 2019 before the Madurai Bench of Madras High Court



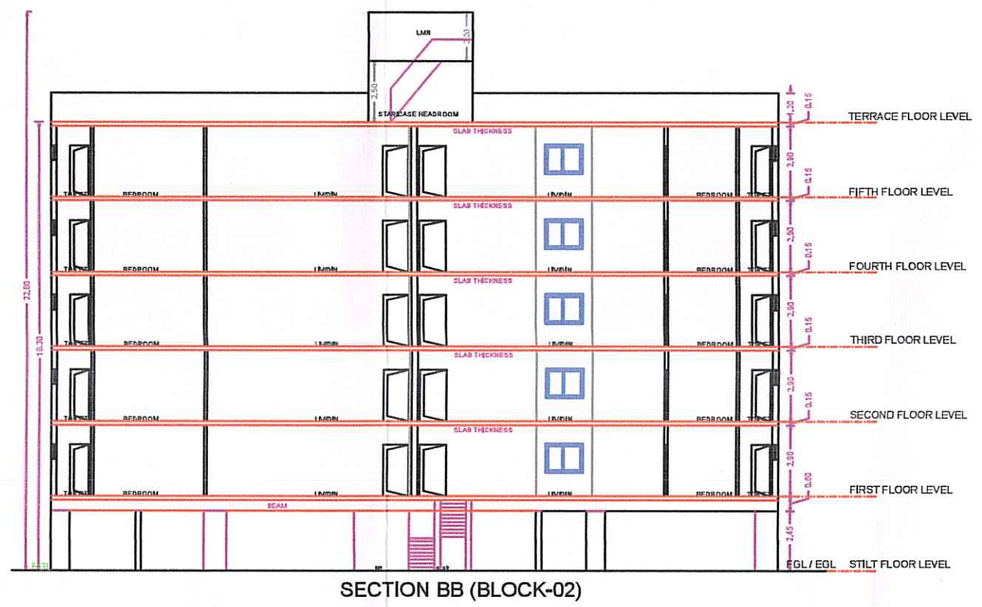
ELEVATION (BLOCK-01)



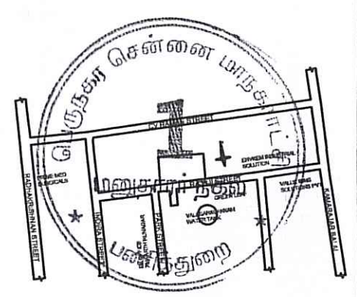
SECTION AA (BLOCK-01)



ELEVATION (BLOCK-02)



SECTION BB (BLOCK-02)

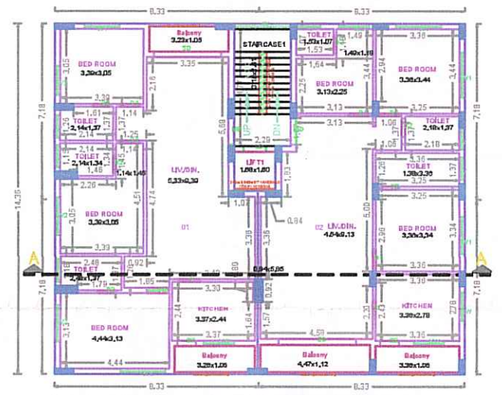


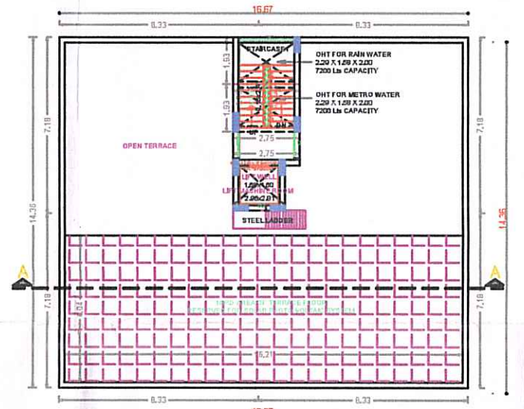
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS; BLOCK 1 – STILT FLOOR + 5 FLOORS (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS; BLOCK 2 – STILT FLOOR + 5 FLOORS (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS; TOTALLY 30 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 9, PLOT NO. 133, 134, 135, 136 & 137, RAJAJI STREET, RAMAKRISHNA NAGAR, VALASARAVAKKAM, CHENNAI COMPRISED IN OLD S.NO. 116/2, NEW S. NO. 116/872, 116/873, 116/755, 116/757 & 116/758 OF VALASARAVAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
ZONE:-XI ; DIVISION:- 149

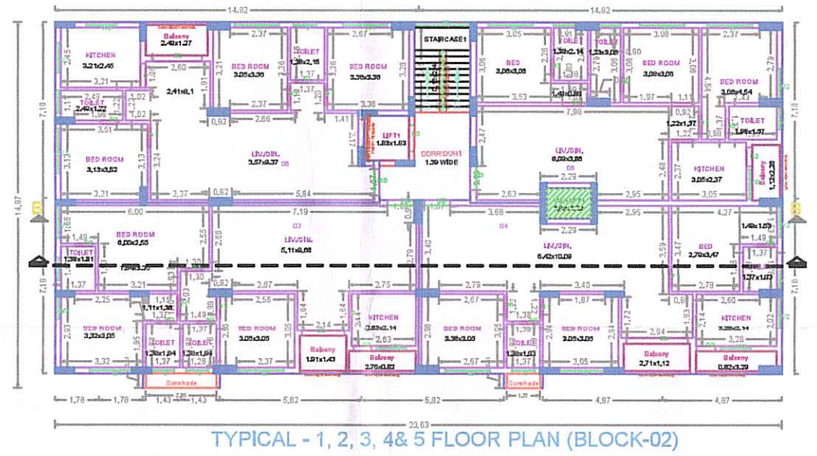
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1300.00
AREA AS PER DOCUMENT	1300.83
AREA CONSIDERED FOR FSI	1293.90
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	6.10
OSR AREA	0.00
TOTAL FSI AREA	3340.56
FSI FACTOR	2.582
COVERAGE AREA (PERCENTAGE %)	NA

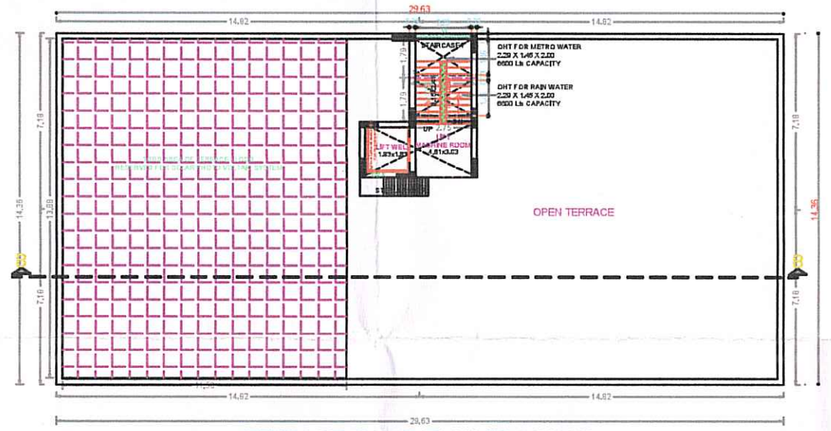
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	33	35
TWO WHEELER	0	0
CYCLE	-	0


TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN (BLOCK-01)


TERRACE FLOOR PLAN (BLOCK-01)


TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN (BLOCK-02)



TERRACE FLOOR PLAN (BLOCK-02)

FLOOR WISE FSI STATEMENT: 1 (BLOCK-01)

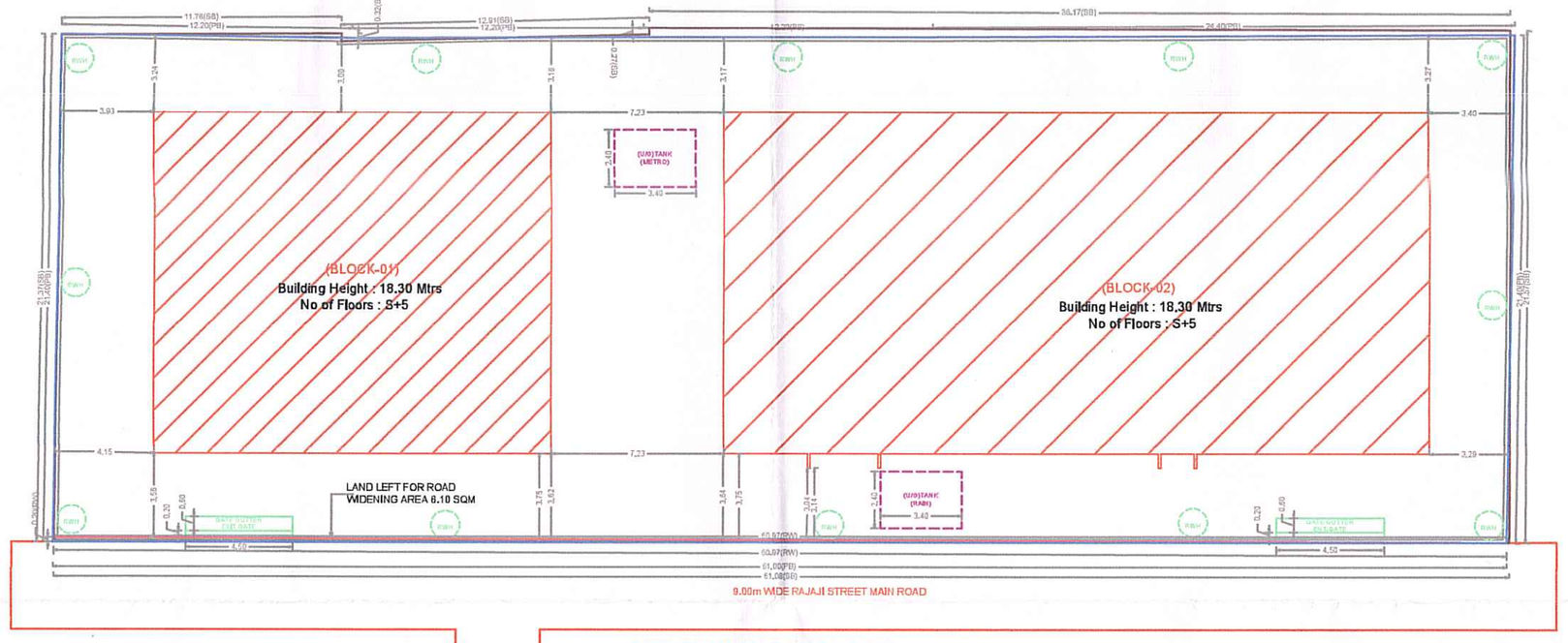
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	29.86	0.00	0.00	0	29.86
FIRST FLOOR	0.00	238.99	0.00	0.00	2	238.99
SECOND FLOOR	0.00	238.99	0.00	0.00	2	238.99
THIRD FLOOR	0.00	238.99	0.00	0.00	2	238.99
FOURTH FLOOR	0.00	238.99	0.00	0.00	2	238.99
FIFTH FLOOR	0.00	238.99	0.00	0.00	2	238.99
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1224.76	0.00	0.00	10	1224.76

FLOOR WISE FSI STATEMENT: 2 (BLOCK-02)

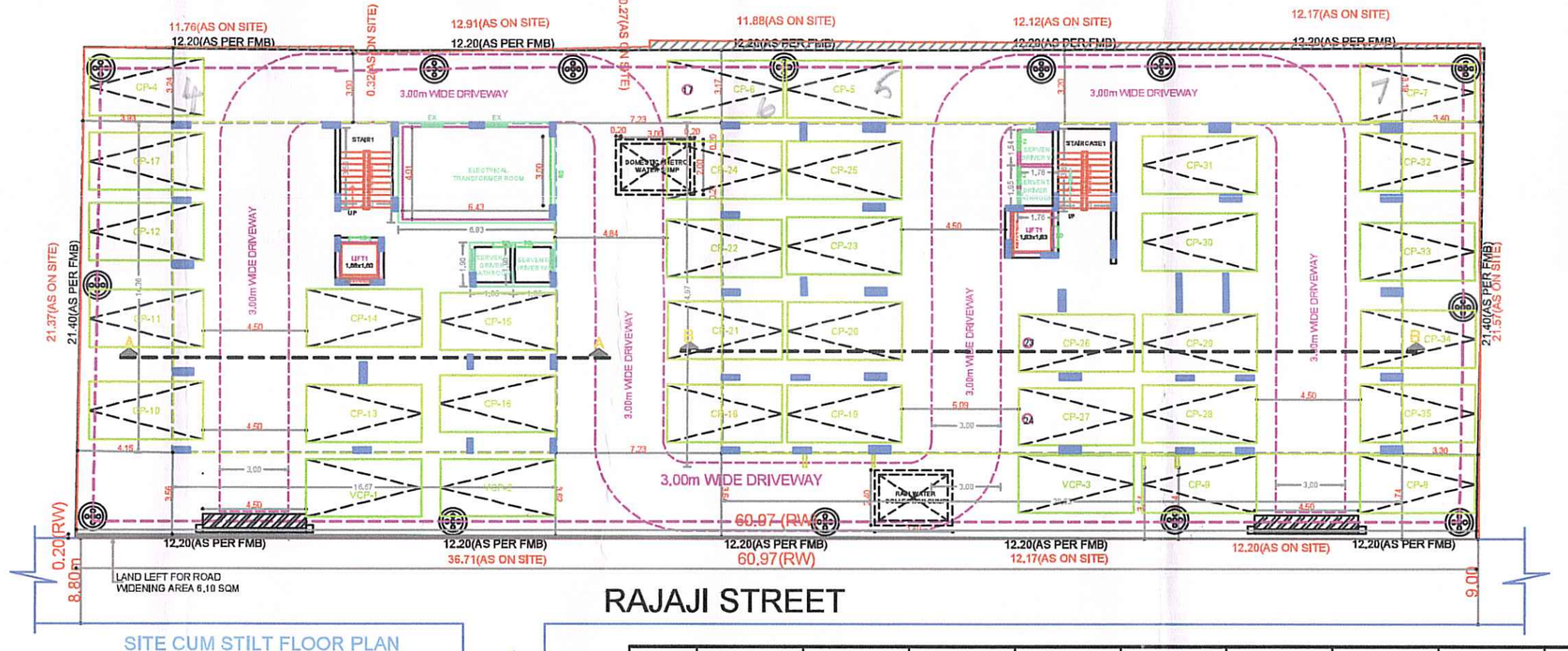
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	423.16	0.00	0.00	4	423.16
SECOND FLOOR	0.00	423.16	0.00	0.00	4	423.16
THIRD FLOOR	0.00	423.16	0.00	0.00	4	423.16
FOURTH FLOOR	0.00	423.16	0.00	0.00	4	423.16
FIFTH FLOOR	0.00	423.16	0.00	0.00	4	423.16
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2115.80	0.00	0.00	20	2115.80

BUILDING WISE FSI STATEMENT

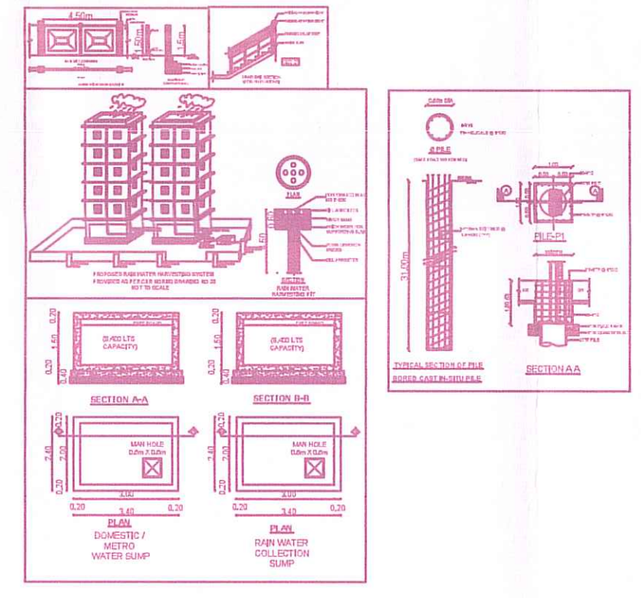
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
1-1 (BLOCK-01)		0.00	1224.76	0.00	0.00	10	1224.76
2-1 (BLOCK-02)		0.00	2115.80	0.00	0.00	20	2115.80
Total		0.00	3340.56	0.00	0.00	30	3340.56



SITE PLAN (BLOCK 01 & 02)



SITE CUM STILT FLOOR PLAN (BLOCK 01 & 02)



APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

KEY NO. 5688

QR CODE

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

User Defined Metric (841.00 x 1800.00MM)

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.



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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