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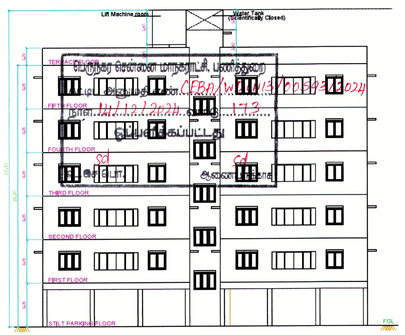
Official Property Record



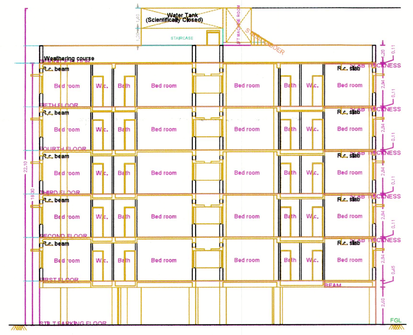
Digitally Verified Record - Powered by Verified RealEstate™

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/NHRB/S/10876/2023
Dated. 10/11/2023

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



Elevation



Section - "A - A"



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



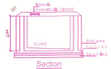
Percolation Pit



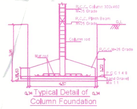
Plan of Compound Wall



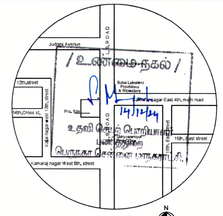
Section



Section



Typical Detail of Column Foundation



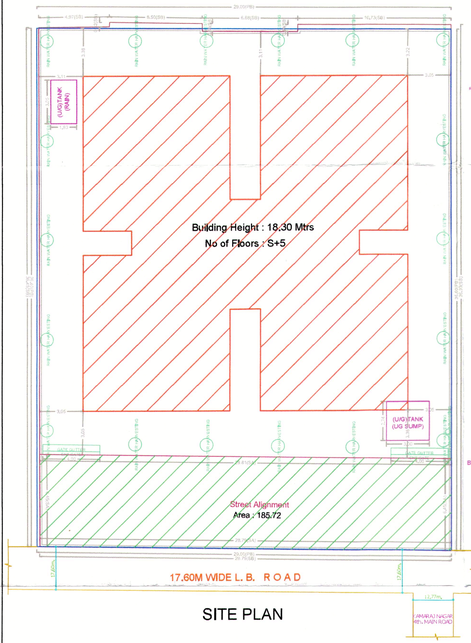
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30m) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS AVAILING PREMIUM FSI AT M+ 8, OLD D. No. : 1/NF, NEW D. No. 11/NF, M I G COLONY, L.B. ROAD, THIRUVANMIYUR CHENNAI - 600 041. COMPRISED IN OLD S. No. : 301 PART, T. S. No. : 17/6, BLOCK No. : 10, OF THIRUVANMIYUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION., DIVISION No. : 180, ZONE - 13.

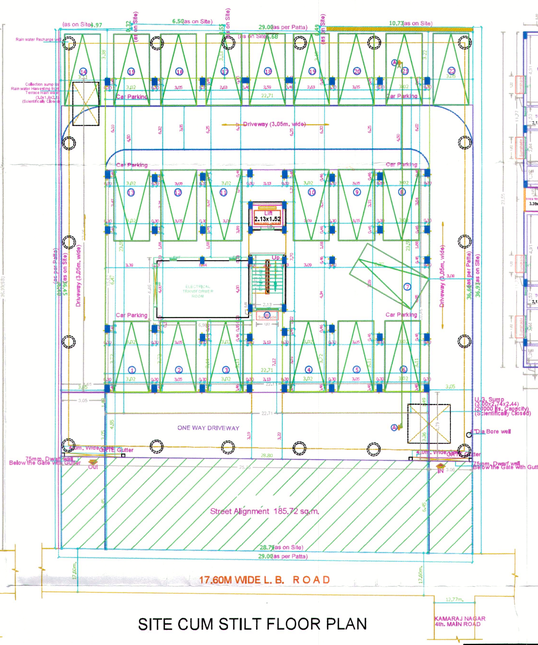
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1958.00
AREA AS PER DOCUMENT	1957.41
AREA CONSIDERED FOR FSI	1957.41
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	185.72
OSR AREA	0.00
TOTAL FSI AREA	2471.78
FSI FACTOR	1.2:1
COVERAGE AREA (PERCENTAGE %)	765

A) PARKING STATEMENT

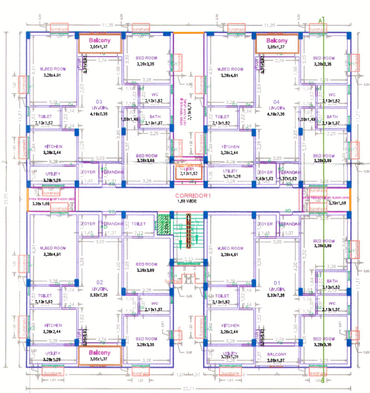
VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	22	22
TWO WHEELER	0	0
CYCLE	-	0



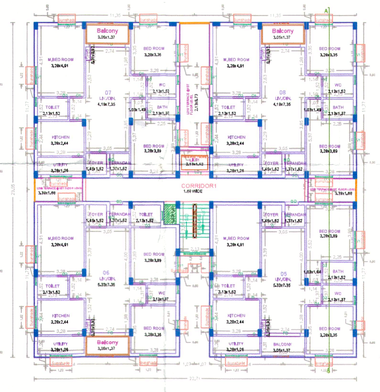
SITE PLAN



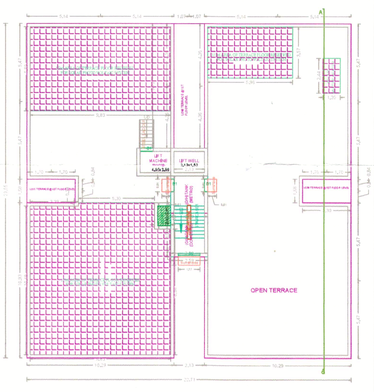
SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2- 5 FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT : NHRB (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	INCL.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	30,74	0,00	0,00	0	30,74
FIRST FLOOR	0,00	466,21	0,00	0,00	4	466,21
SECOND FLOOR	0,00	466,21	0,00	0,00	4	466,21
THIRD FLOOR	0,00	466,21	0,00	0,00	4	466,21
FOURTH FLOOR	0,00	466,21	0,00	0,00	4	466,21
FIFTH FLOOR	0,00	466,21	0,00	0,00	4	466,21
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	2471,79	0,00	0,00	20	2471,79

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	INCL.	INST.		FSI AREA
NHRB-I (RES)		0,00	2471,79	0,00	0,00	20	2471,79
Total		0,00	2471,79	0,00	0,00	20	2471,79

UserDefinedMetric (841.00 x 1500.00MM)

Owner-1	Owner-3	Owner-5	Owner-7	Owner-9	Owner-11	Owner-13	Owner-15	Owner-17	Owner-19	
Owner-2	Owner-4	Owner-6	Owner-8	Owner-10	Owner-12	Owner-14	Owner-16	Owner-18	Owner-20	

Applicants (Owner / Developer / Power of Attorney)

Name
Signature

STRC_ENG_SIGN

Name
Signature

Signature valid
Digitally Signed by ARCHITECT
Date: 2023.11.14 08:59:27 PM

ARCHITECT

APPROVAL CONDITION

DA Deed Number
PREV_FILE_NO
PREV_APPV_DATE
PREV_APPV_NO
PREV_PERM_NO

SCALE 1:100

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

Signature valid
Digitally Signed by Member Secretary
Date: 2023.11.14 08:59:27 PM

PLAN_PERM_NO
PERMIT_NO

For Chief Planner / Chief Planner (Enforcement)
For Vice Chairman / Member Secretary

The Approval is valid only if the Building Permit is issued by the concerned Local Body

HDY NO. 498

QR CODE

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

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

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Compliance & Special Services

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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

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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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We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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Chennai, India

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