



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

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

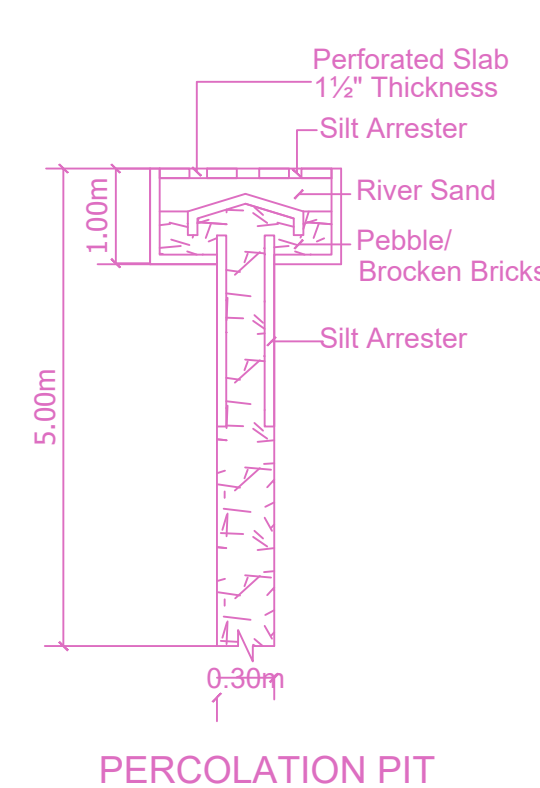
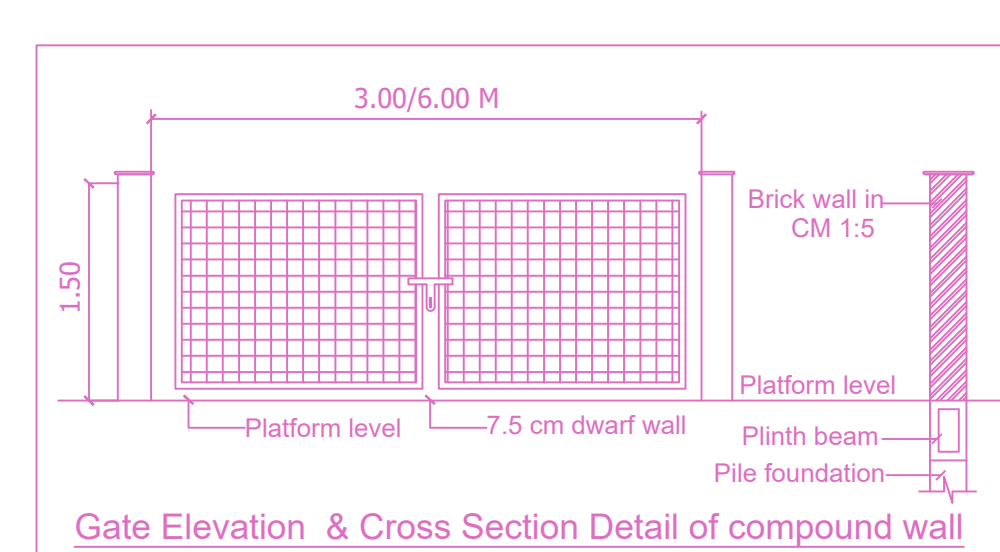
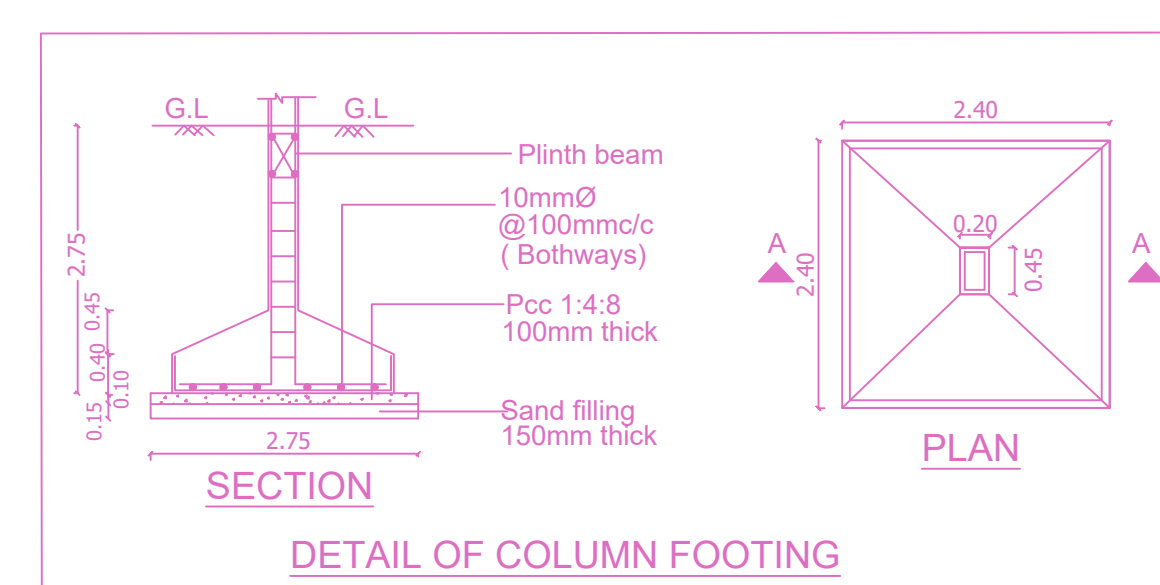
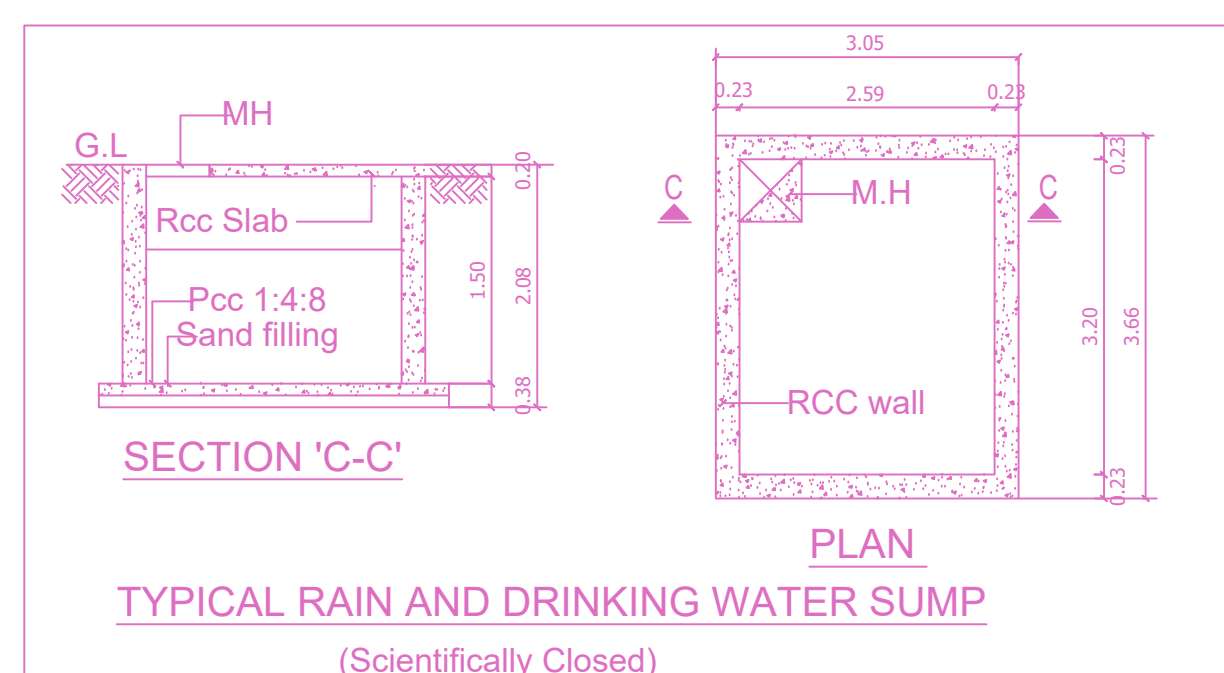
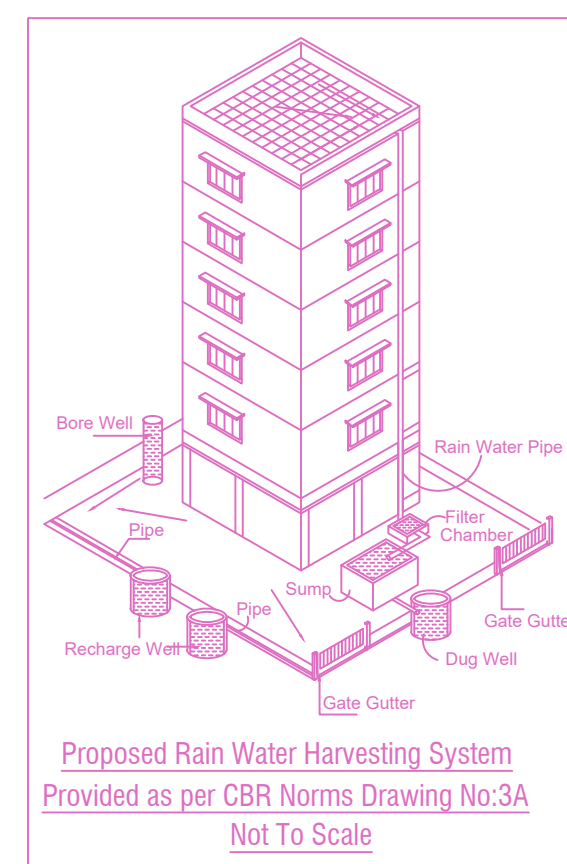
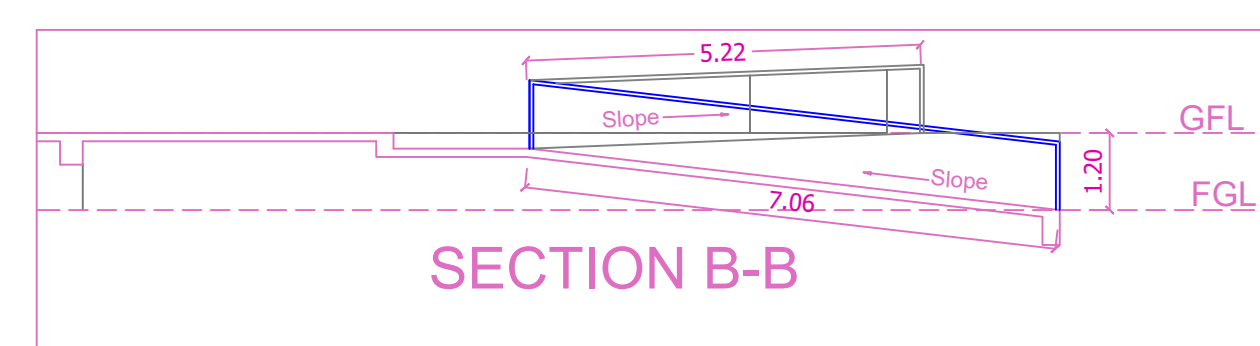
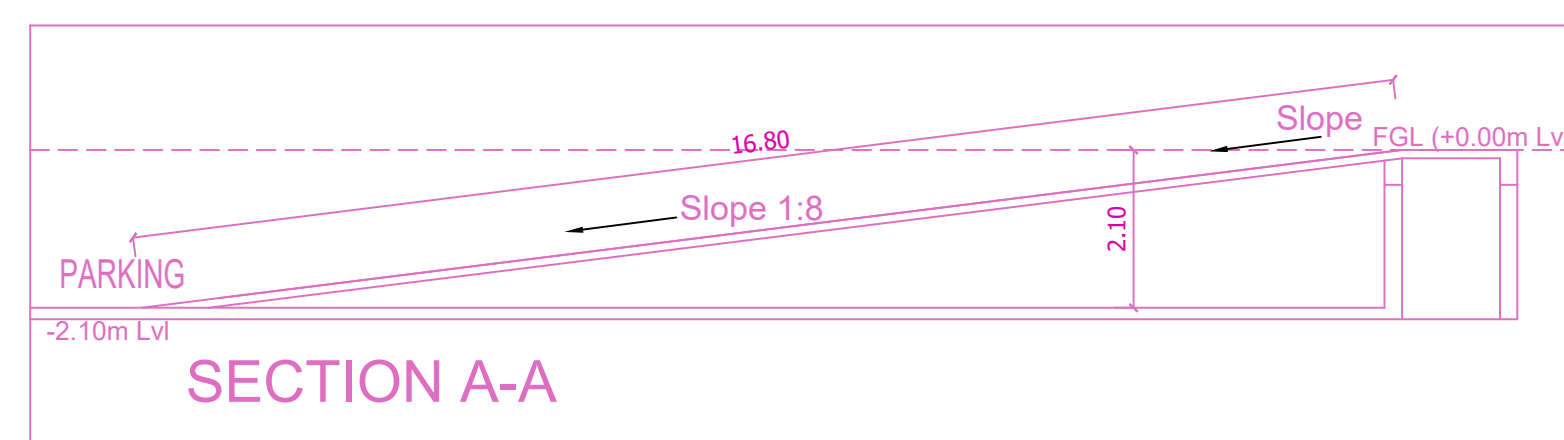
[hello@verified.realestate](mailto:hello@verified.realestate)

+91 9996 12 9996

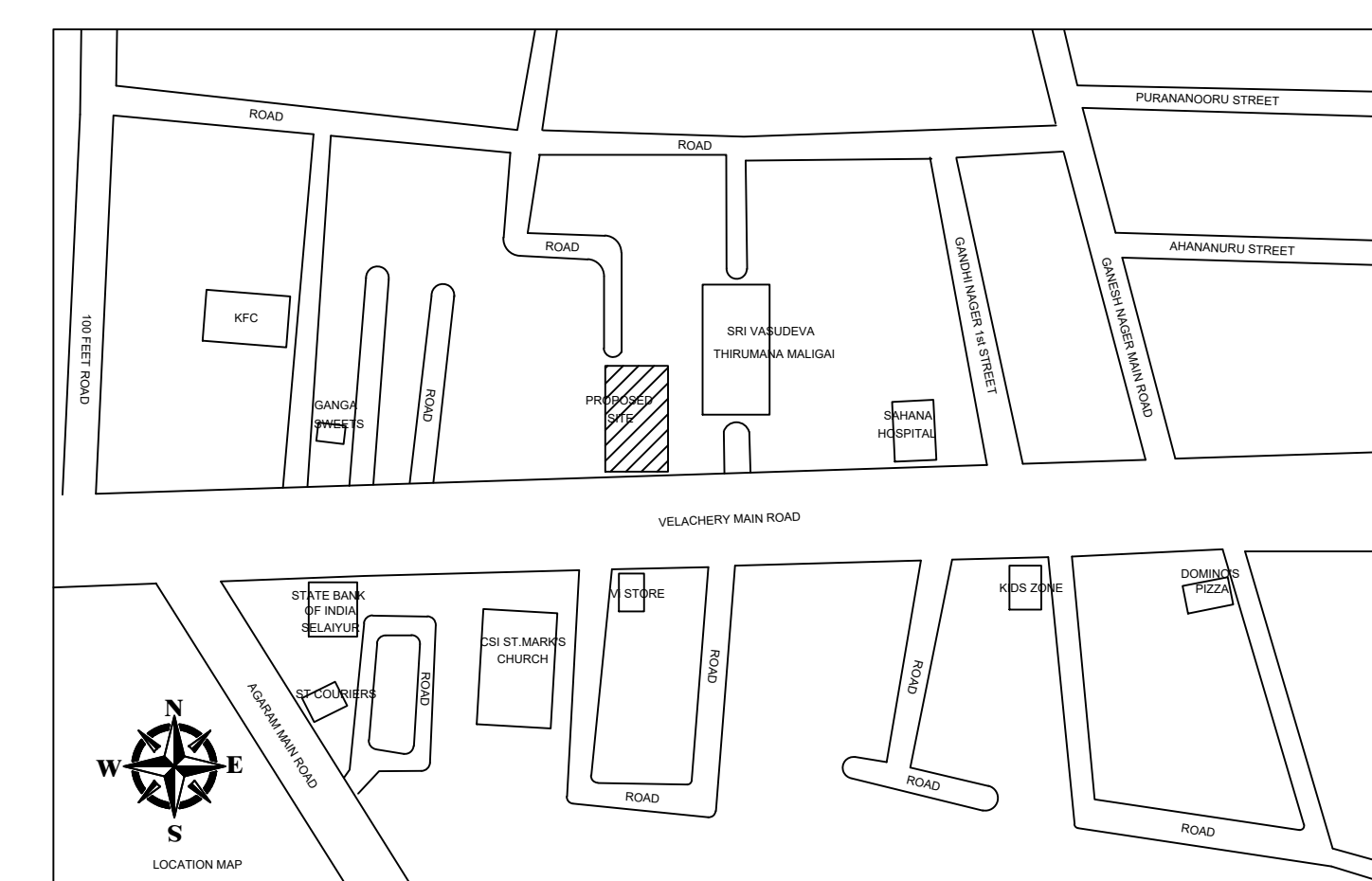
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



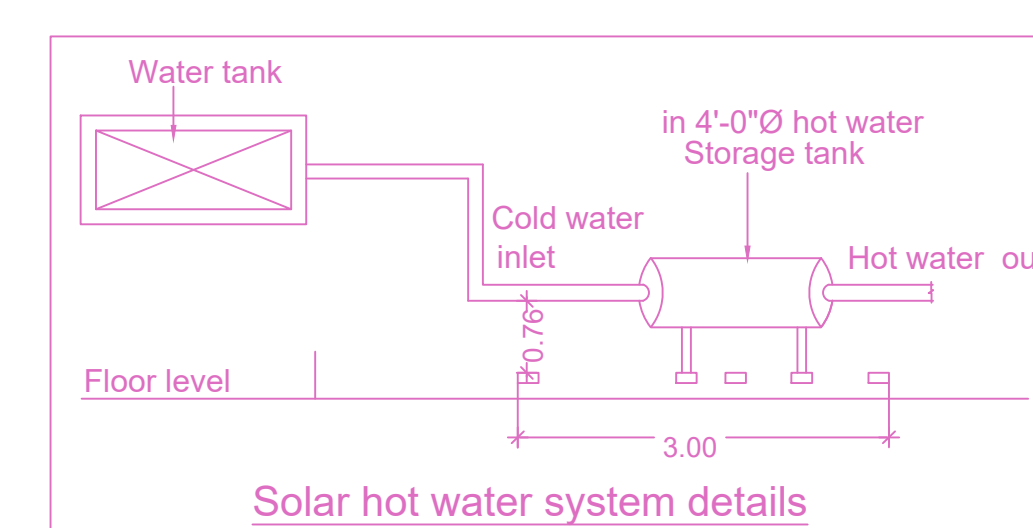


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|
| SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SHEET NO. 1 / 2 |          |
| SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |          |
| PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 3 FLOORS (HEIGHT-16.44M) COMMERCIAL (OFFICE AT GROUND & 1ST FLOOR) CUM RESIDENTIAL BUILDING WITH 14 DWELLING UNITS (RESIDENTIAL AT 2ND & 3RD FLOOR) AVAILING PREMIUM FSI AT OLD DOOR NO.212A, NEW DOOR NO.963, VELACHERY MAIN ROAD, SELAIYUR, CHENNAI - 600 073, COMPRISED IN OLD S.NO. 9A/2C2B, T.S.NO.37, WARD: G, BLOCK NO: 62 OF SELAIYUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION. |                 |          |
| A) AREA STATEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SQ.M.           |          |
| AREA AS PER PATTA                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1131.00         |          |
| AREA AS PER DOCUMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1114.83         |          |
| AREA CONSIDERED FOR FSI                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1114.83         |          |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.00            |          |
| OSR AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.00            |          |
| TOTAL FSI AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2547.49         |          |
| FSI FACTOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2.285           |          |
| COVERAGE AREA (PERCENTAGE %)                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA              |          |
| A) PARKING STATEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |          |
| VEHICLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | REQUIRED        | PROVIDED |
| LORRY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | -               | 0        |
| CAR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 19              | 19       |
| TWO WHEELER                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 55              | 55       |
| CYCLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | -               | 0        |



| FLOOR WISE FSI STATEMENT: A (PLAN) |          |         |      |       |    |                   |
|------------------------------------|----------|---------|------|-------|----|-------------------|
| FLOORS                             | FSI AREA |         |      |       | DU | TOTAL<br>FSI AREA |
|                                    | COMM.    | RESI.   | IND. | INST. |    |                   |
| BASEMENT PARKING FLOOR             | 0.00     | 0.00    | 0.00 | 0.00  | 0  | 0.00              |
| GROUND FLOOR                       | 622.08   | 0.00    | 0.00 | 0.00  | 0  | 622.08            |
| FIRST FLOOR                        | 653.39   | 0.00    | 0.00 | 0.00  | 0  | 653.39            |
| SECOND FLOOR                       | 0.00     | 636.01  | 0.00 | 0.00  | 7  | 636.01            |
| THIRD FLOOR                        | 0.00     | 636.01  | 0.00 | 0.00  | 7  | 636.01            |
| Terrace                            | 0.00     | 0.00    | 0.00 | 0.00  | 0  | 0.00              |
| Total                              | 1275.47  | 1272.02 | 0.00 | 0.00  | 14 | 2547.49           |

| BUILDING WISE FSI STATEMENT |                     |          |         |      |       |    |          |
|-----------------------------|---------------------|----------|---------|------|-------|----|----------|
| BUILDING                    | NO OF SAME BUILDING | FSI AREA |         |      |       | DU | TOTAL    |
|                             |                     | COMM.    | RESI.   | IND. | INST. |    | FSI AREA |
| A-1 (PLAN)                  |                     | 1275.47  | 1272.02 | 0.00 | 0.00  | 14 | 2547.49  |
| Total                       |                     | 1275.47  | 1272.02 | 0.00 | 0.00  | 14 | 2547.49  |



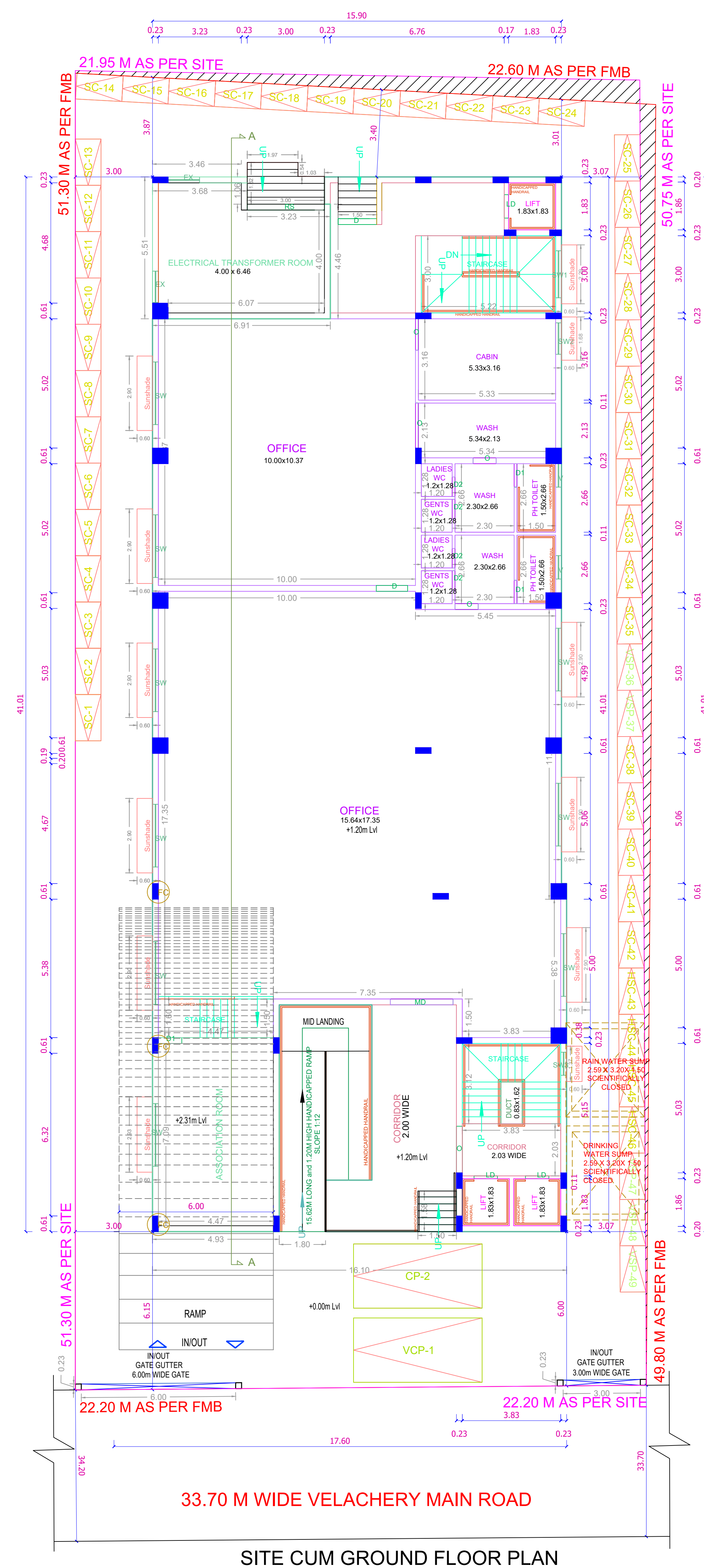
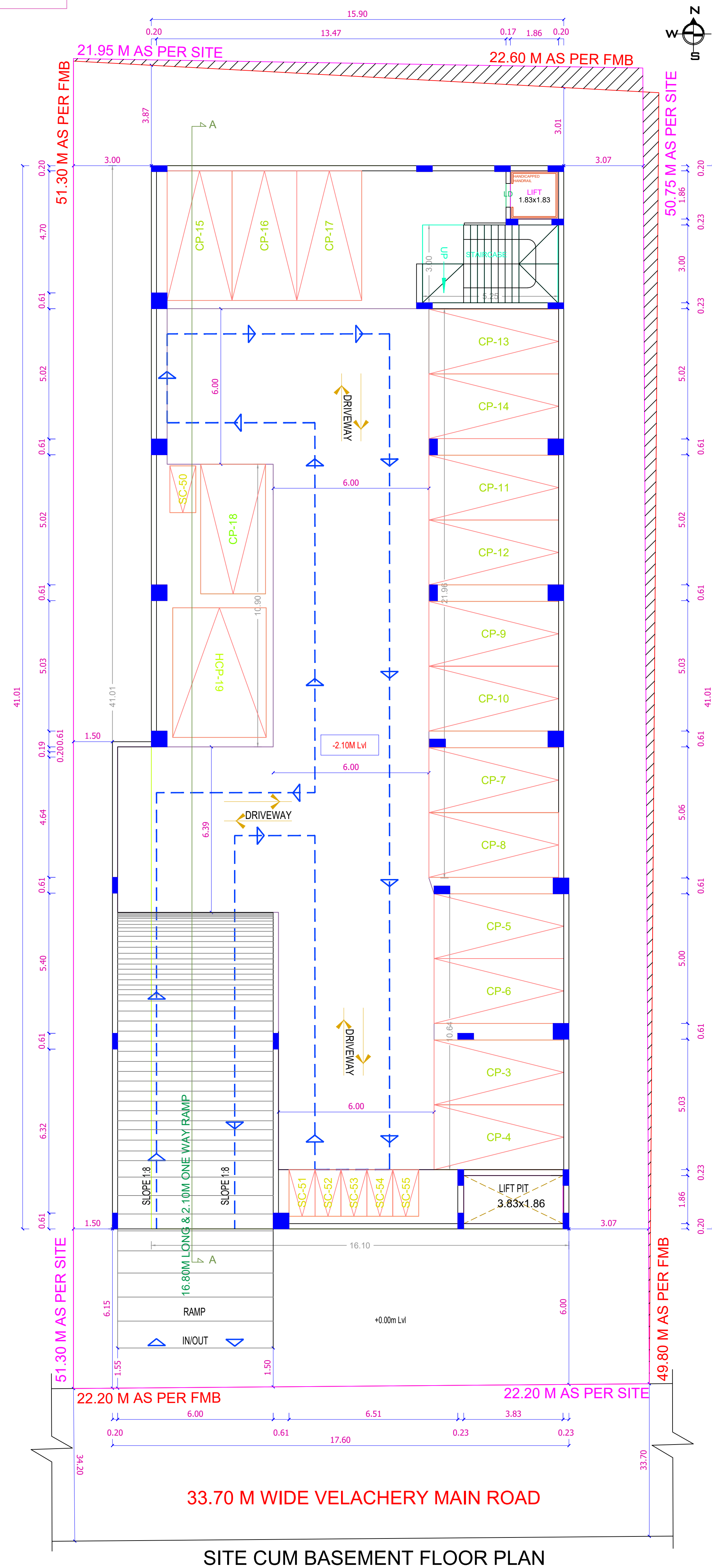
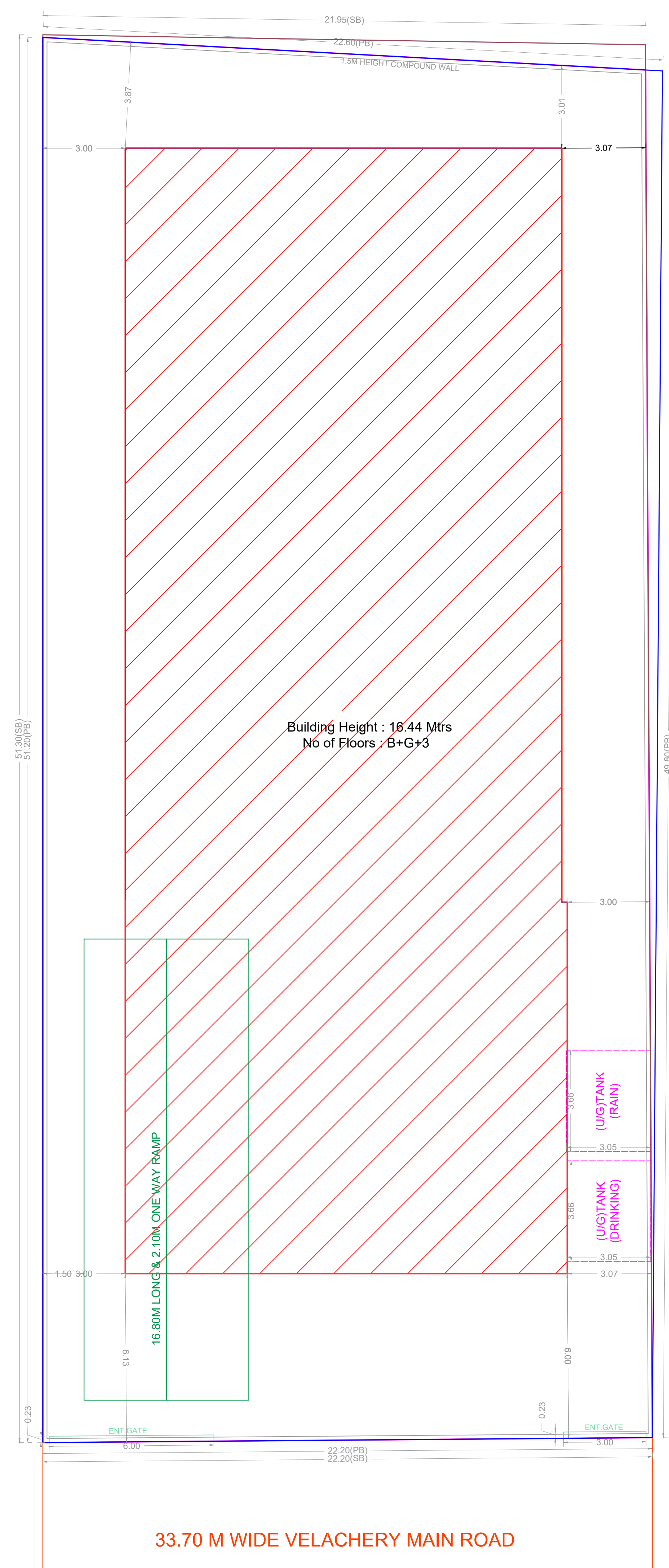
APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

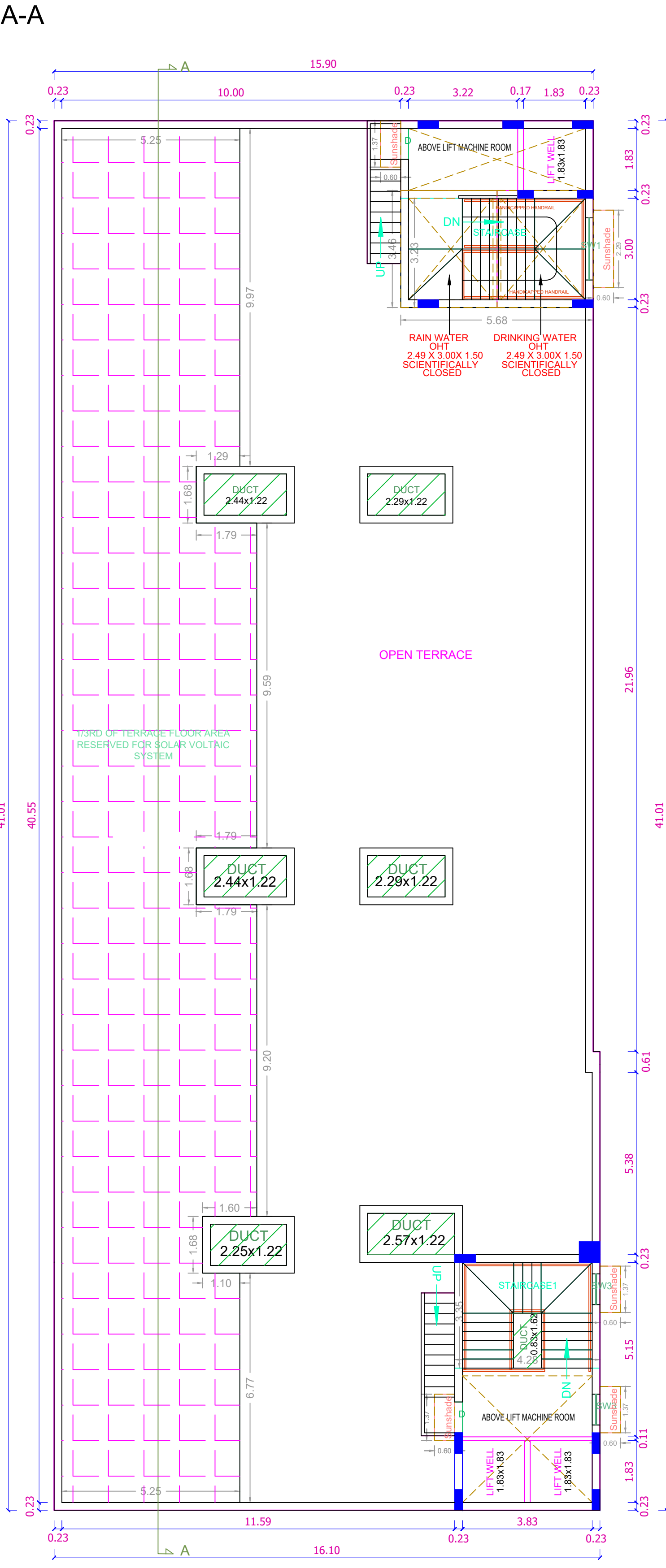
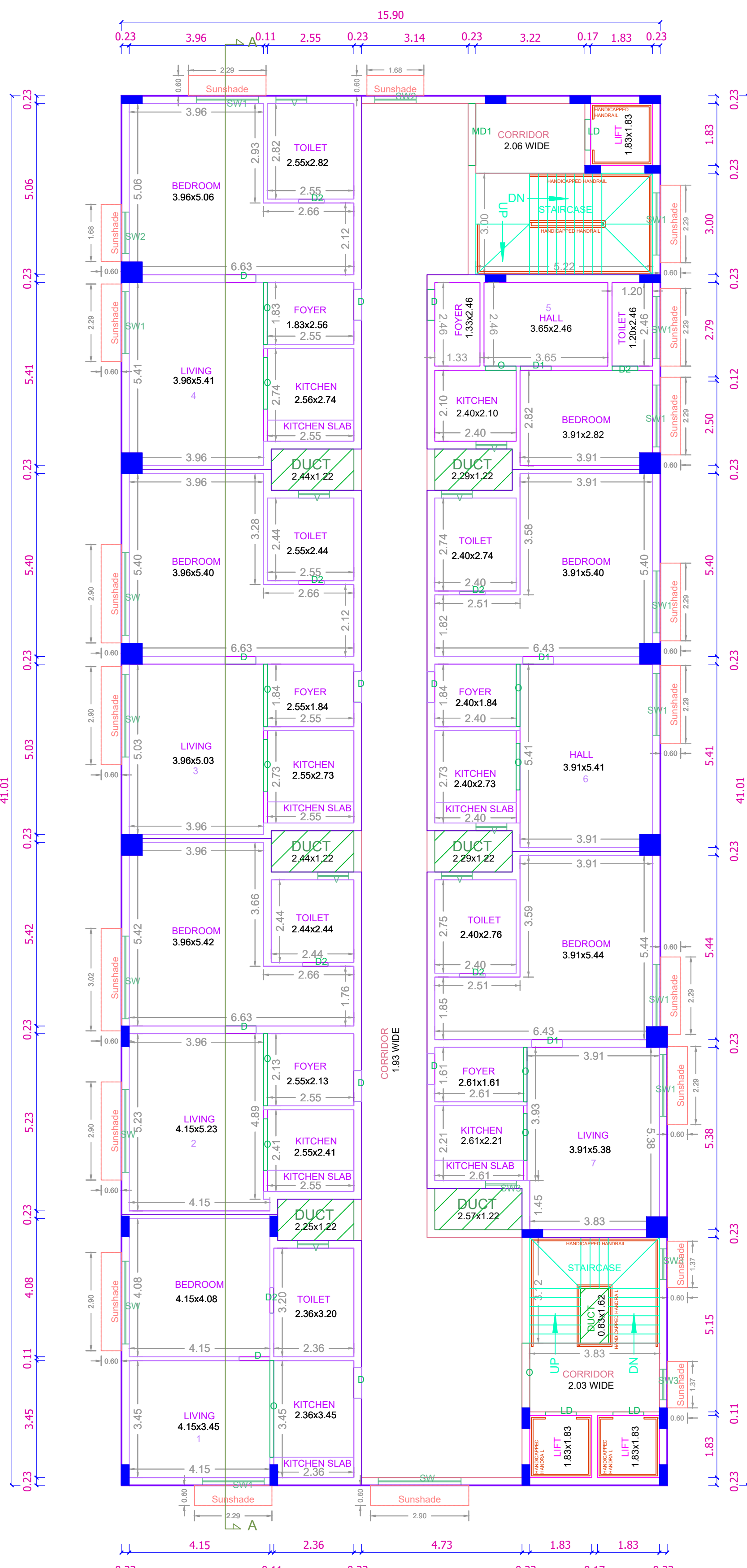
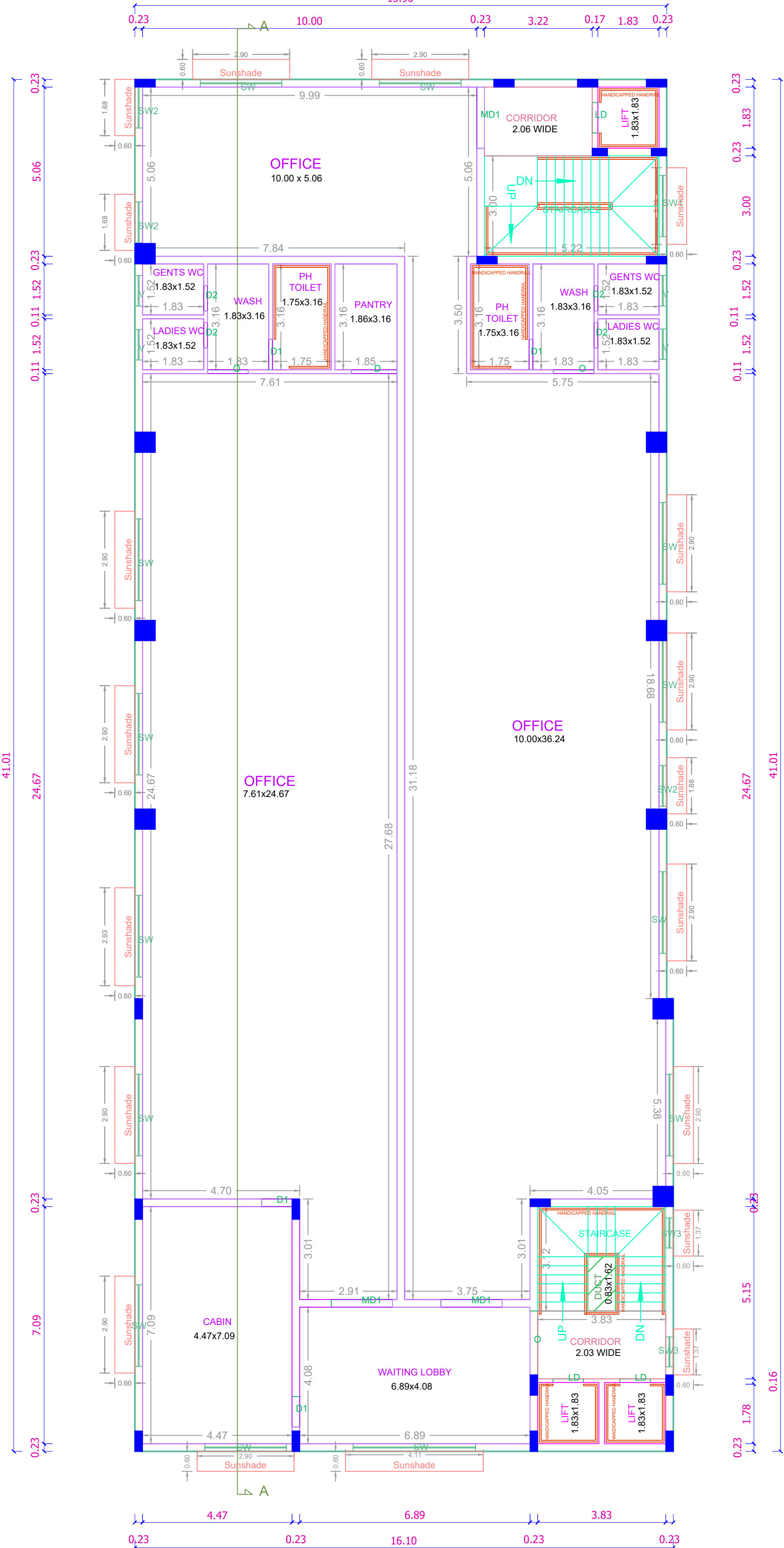
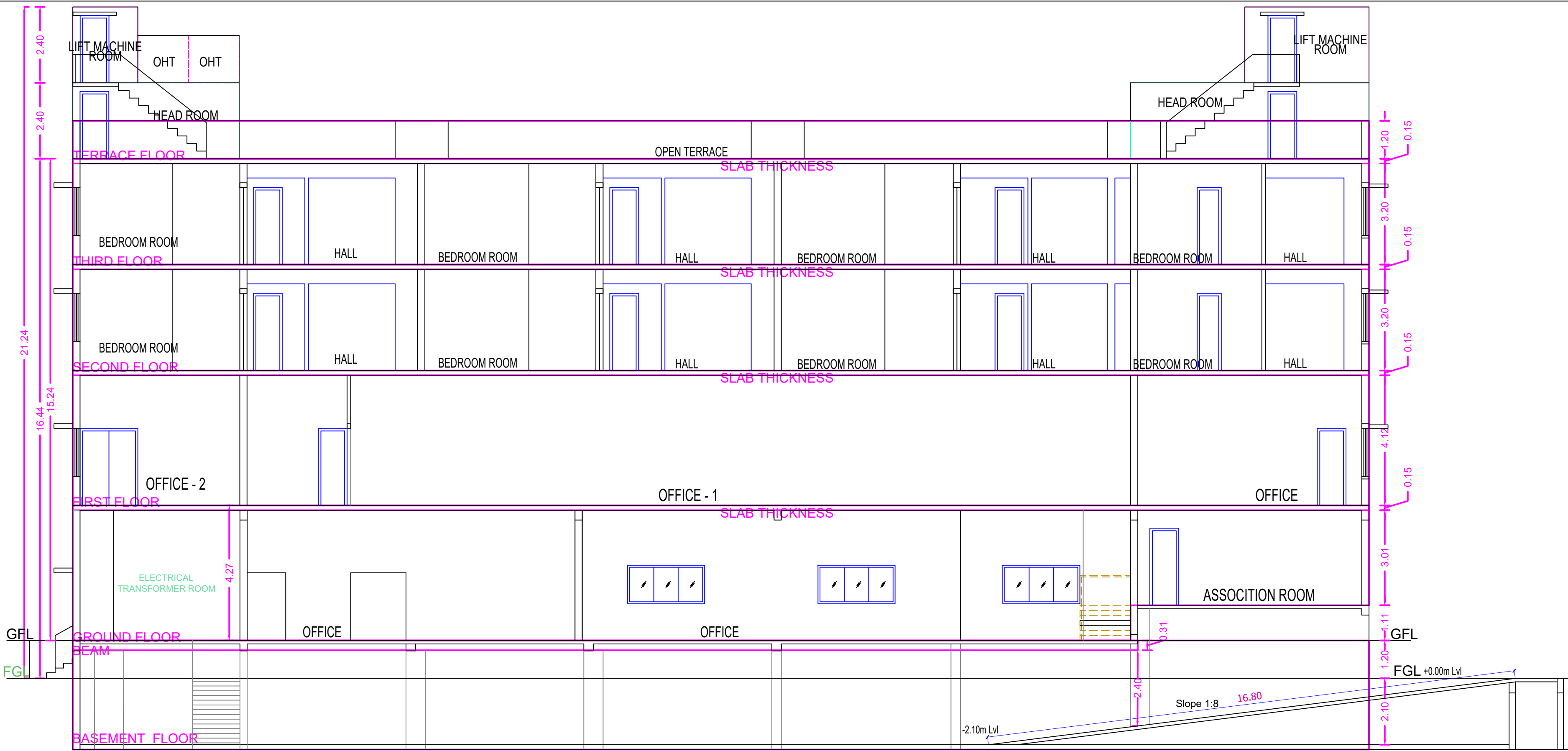
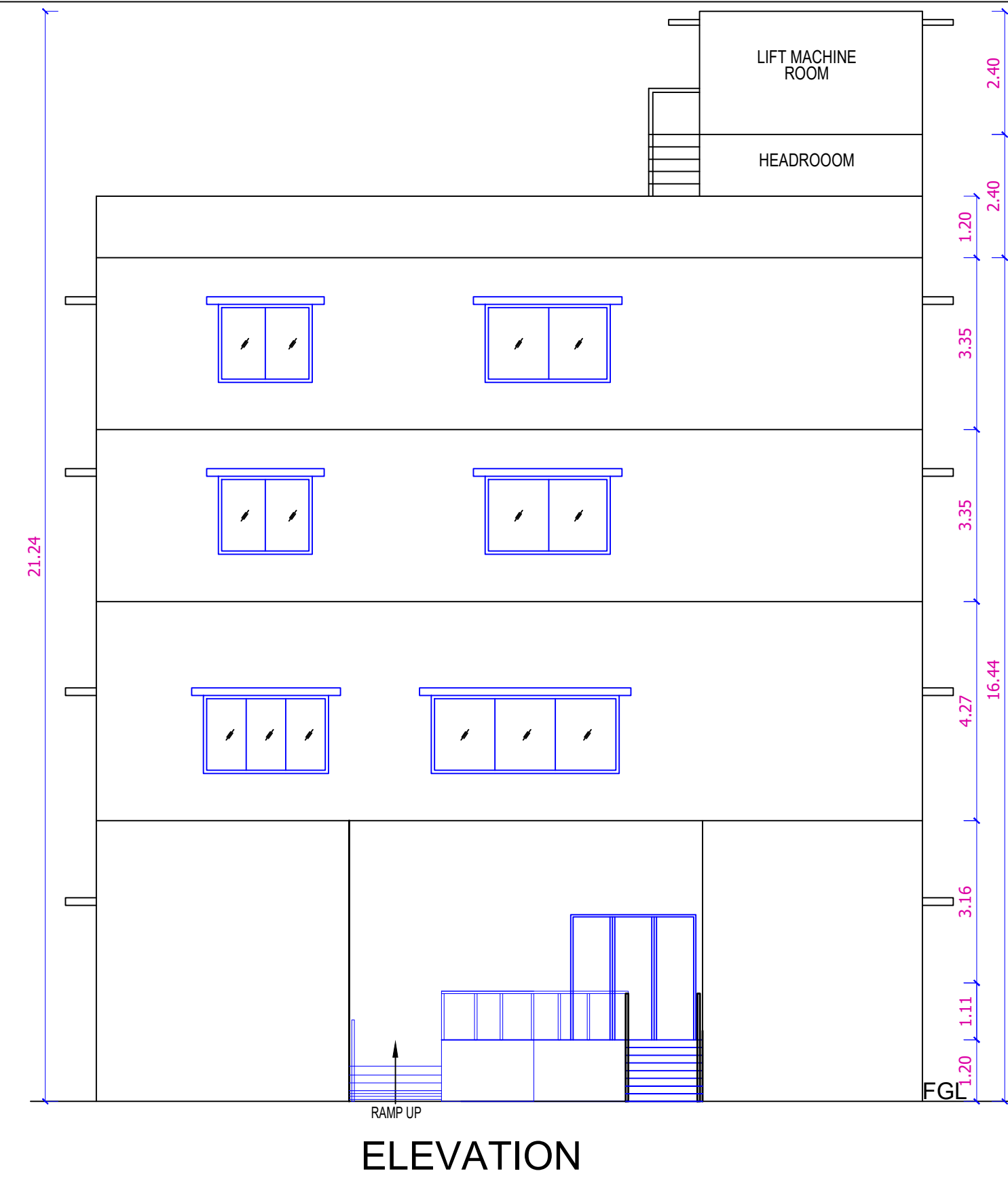
For (Deputy Planner / Chief Planner / Member-Secretary)  
High Rise Building / Non High Rise Building  
Approval is valid only after building Permit is issued by the concerned Local Body

QR  
CODE

|         |         |         |         |          |          |          |          |          |          |                                         |
|---------|---------|---------|---------|----------|----------|----------|----------|----------|----------|-----------------------------------------|
| Owner-1 | Owner-2 | Owner-3 | Owner-4 | Owner-5  | Owner-11 | Owner-13 | Owner-15 | Owner-17 | Owner-19 | Name<br>Signature<br><br>STRG_RING_SIZE |
| Owner-2 | Owner-4 | Owner-6 | Owner-8 | Owner-10 | Owner-12 | Owner-14 | Owner-16 | Owner-18 | Owner-20 |                                         |

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 2018.

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





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.



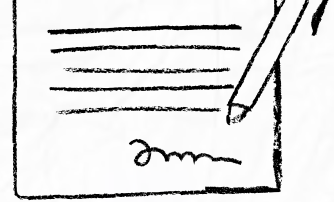
### **NRI & Investment Services**

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



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

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

[hello@verified.realestate](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)