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OMR Thoraipakkam,
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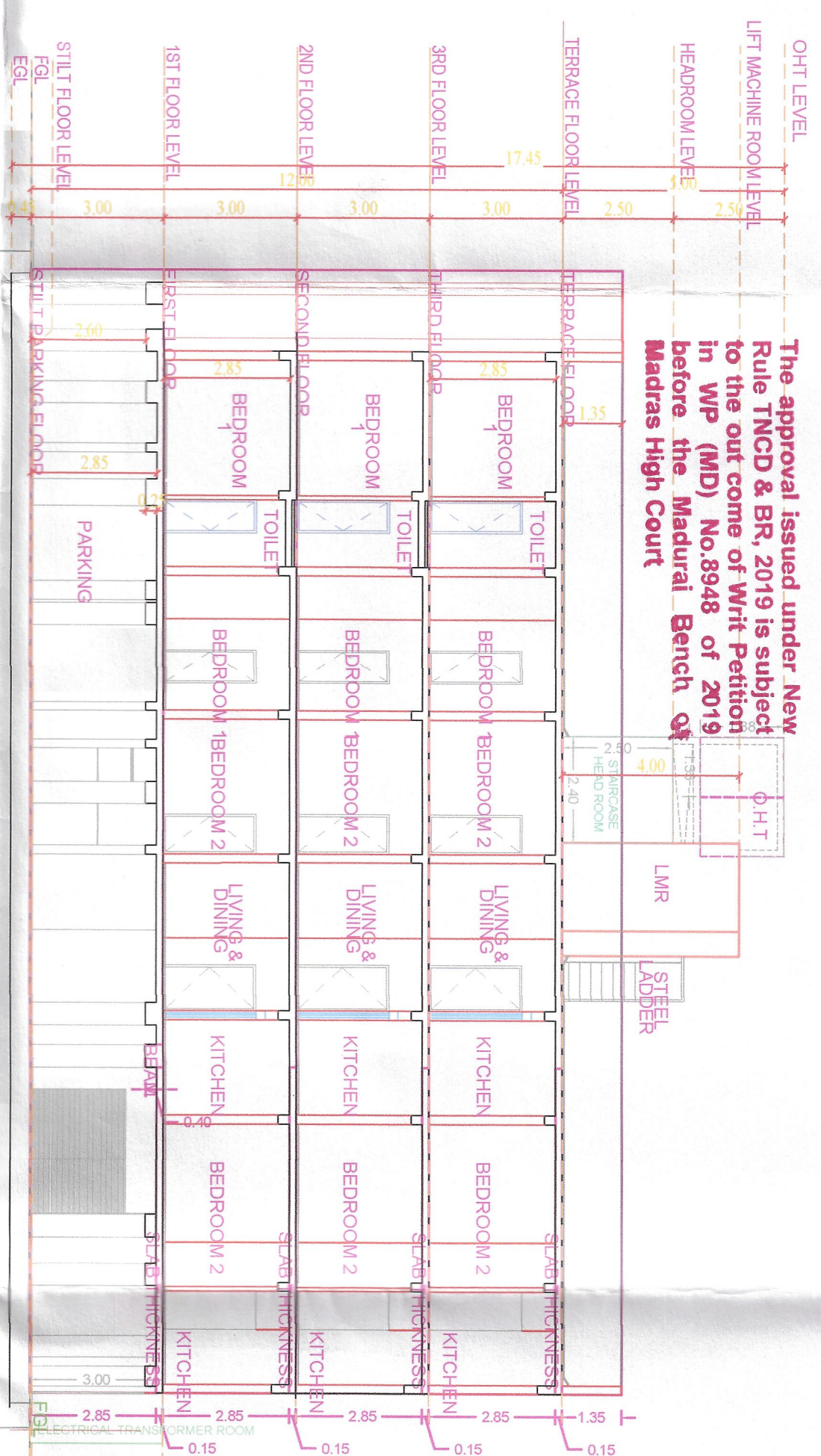
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™

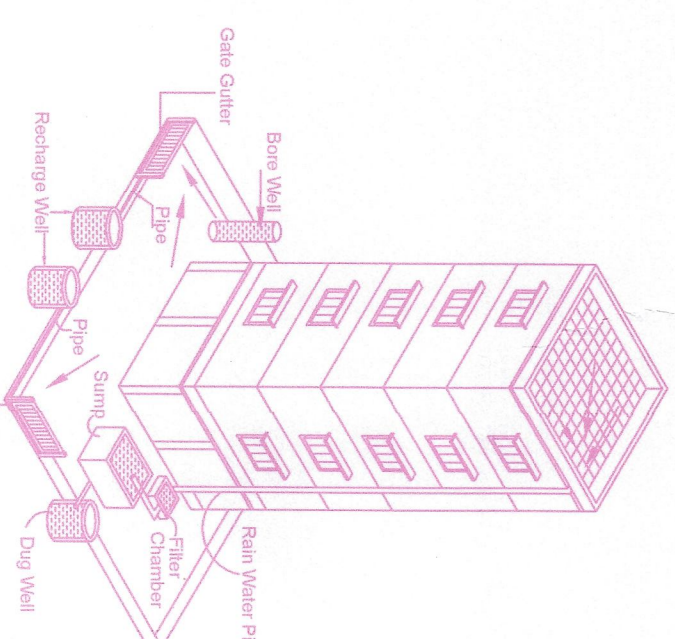




P.F.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/MHRB/3/0675/2023
Dated... 05/03/2024



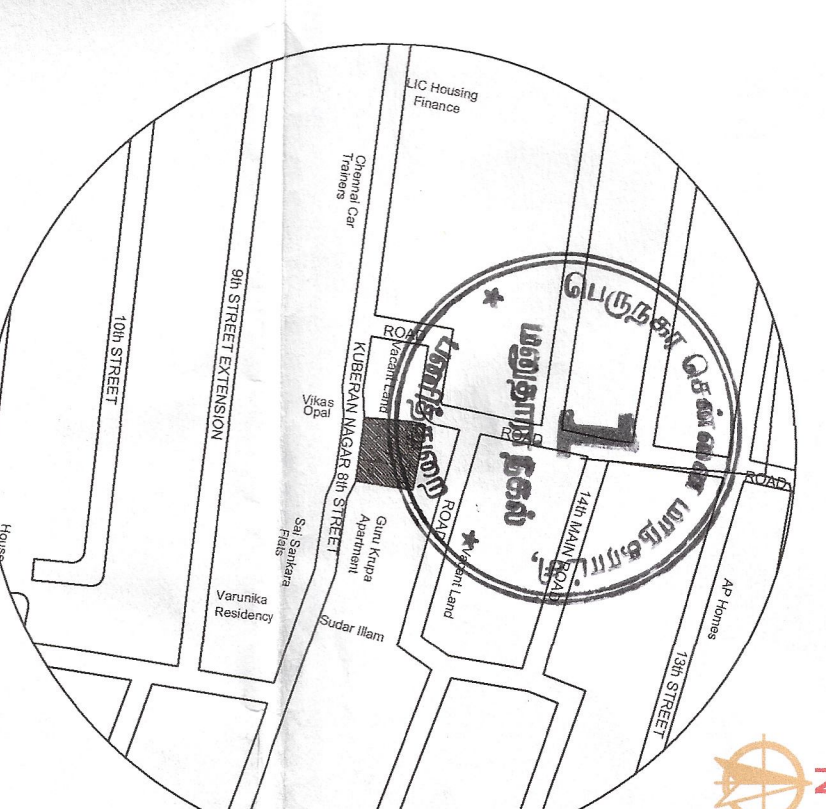
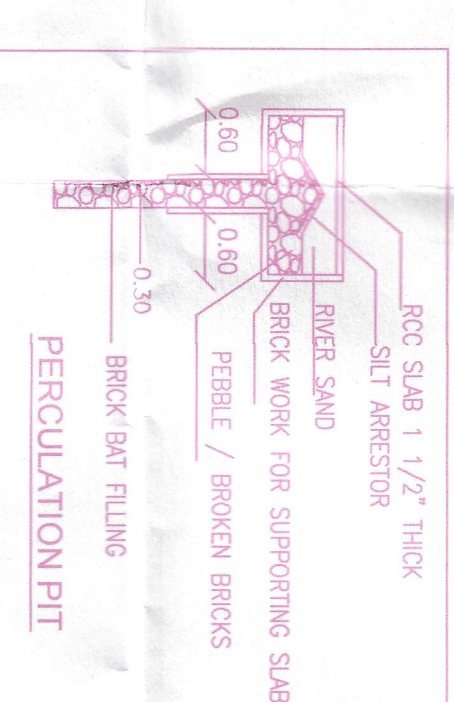
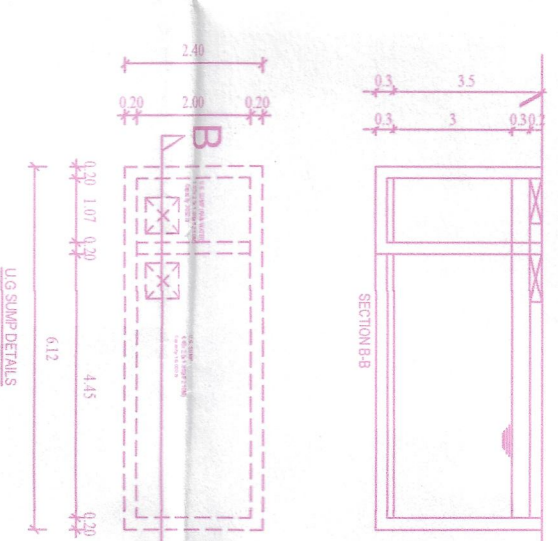
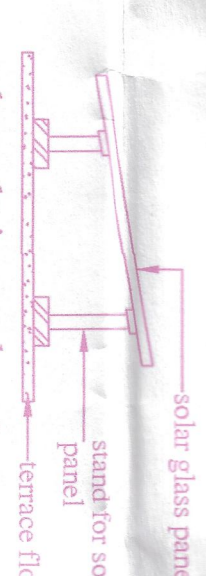
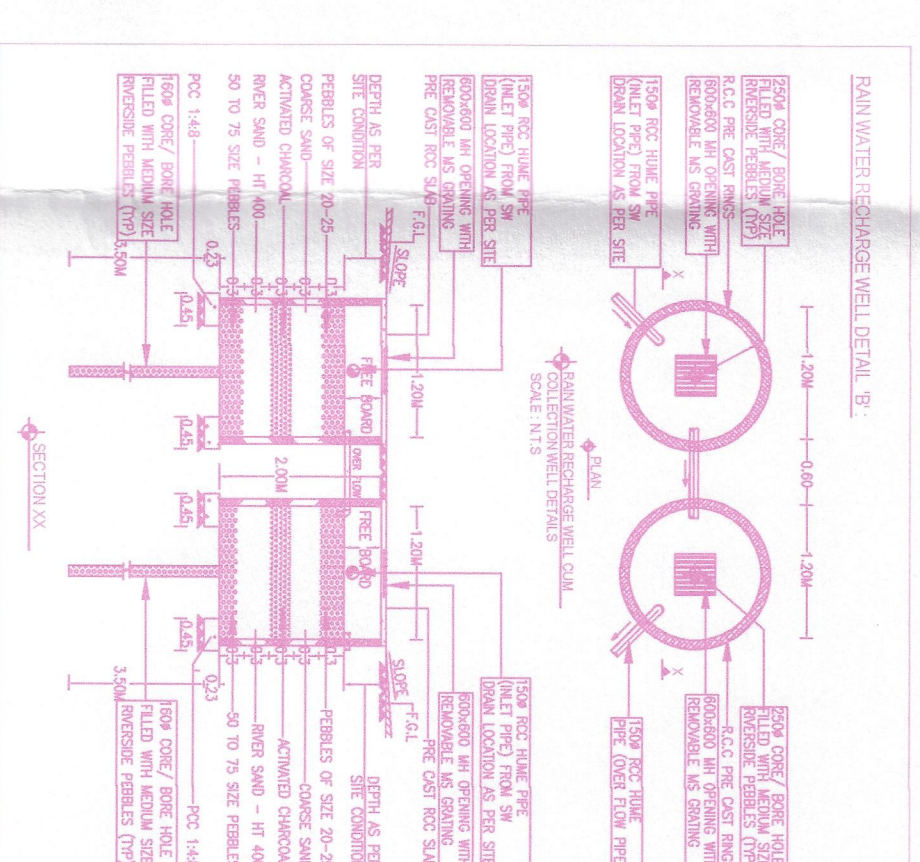
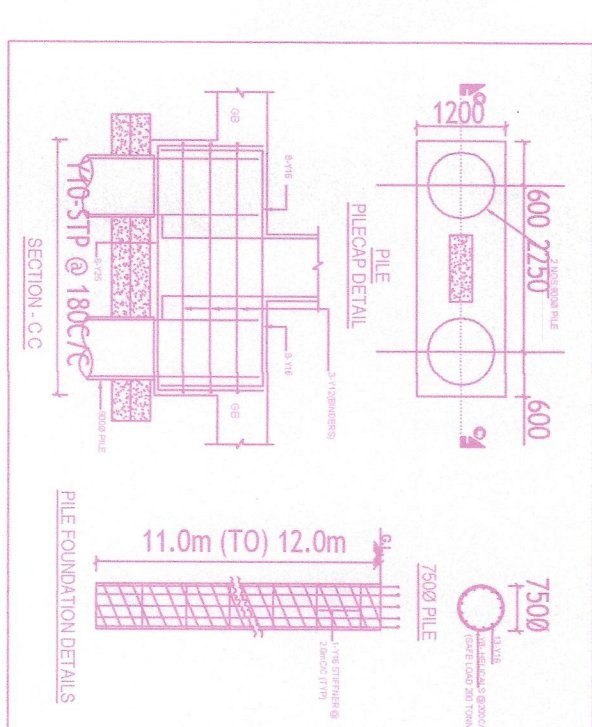
The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



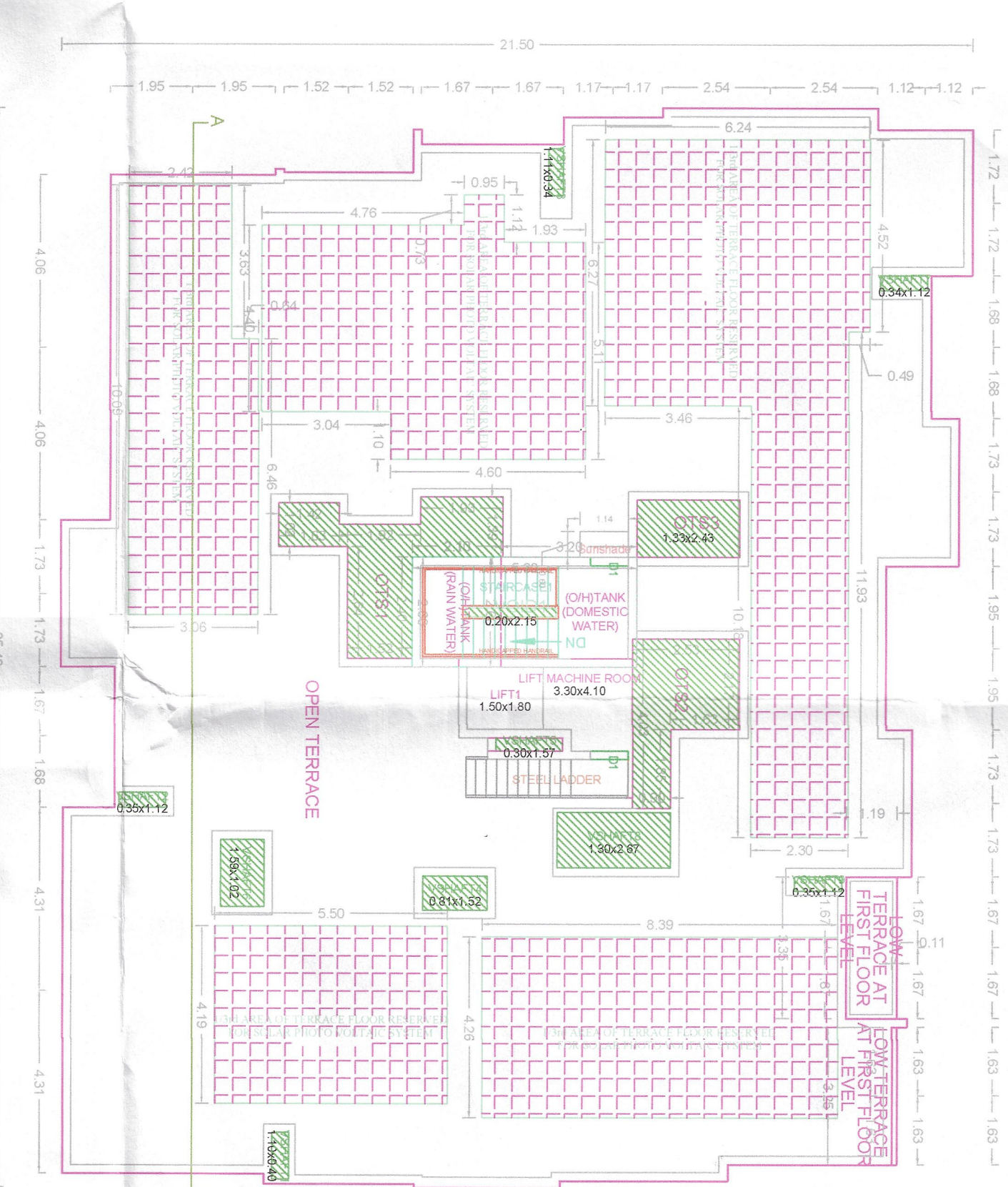
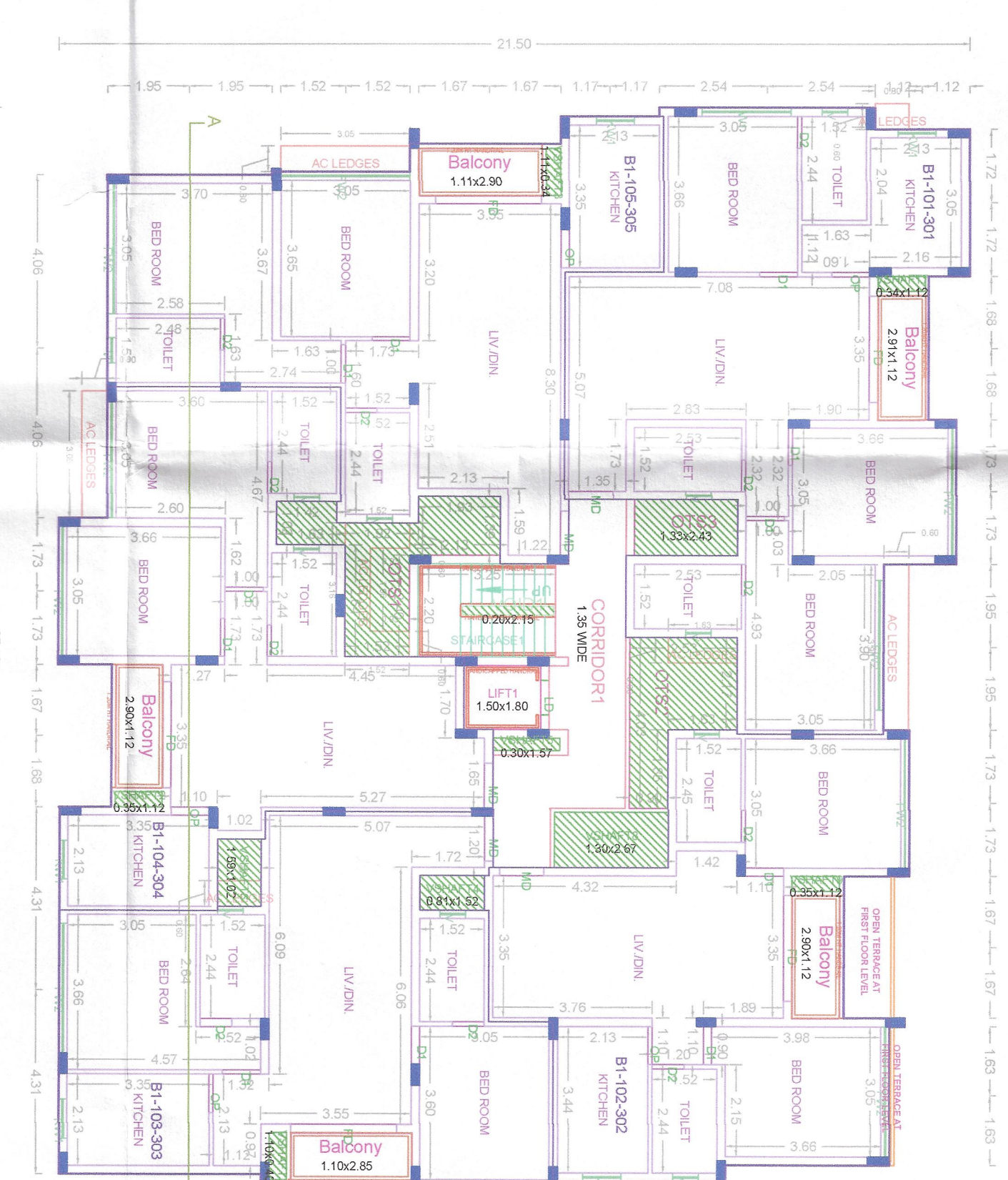
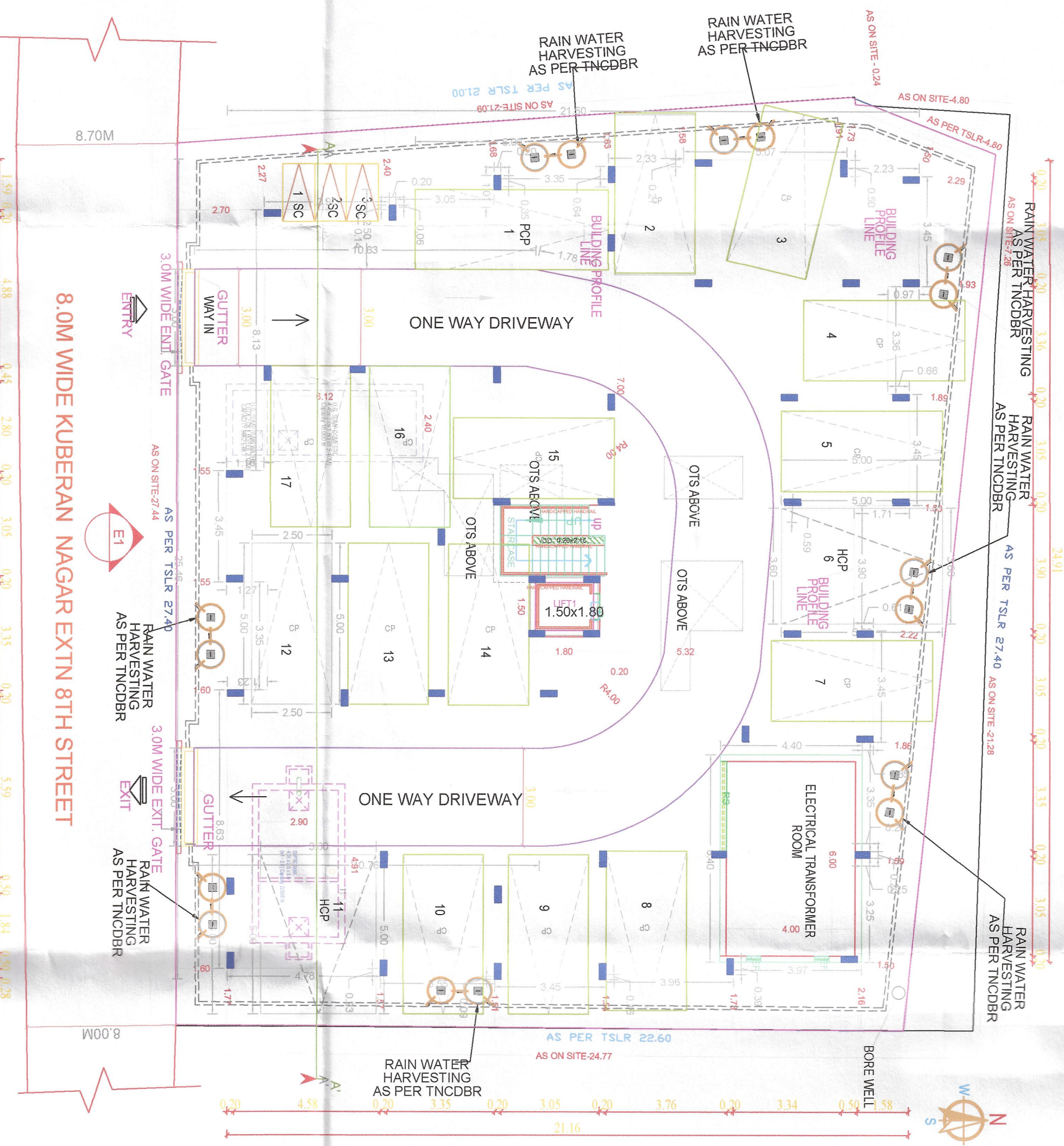
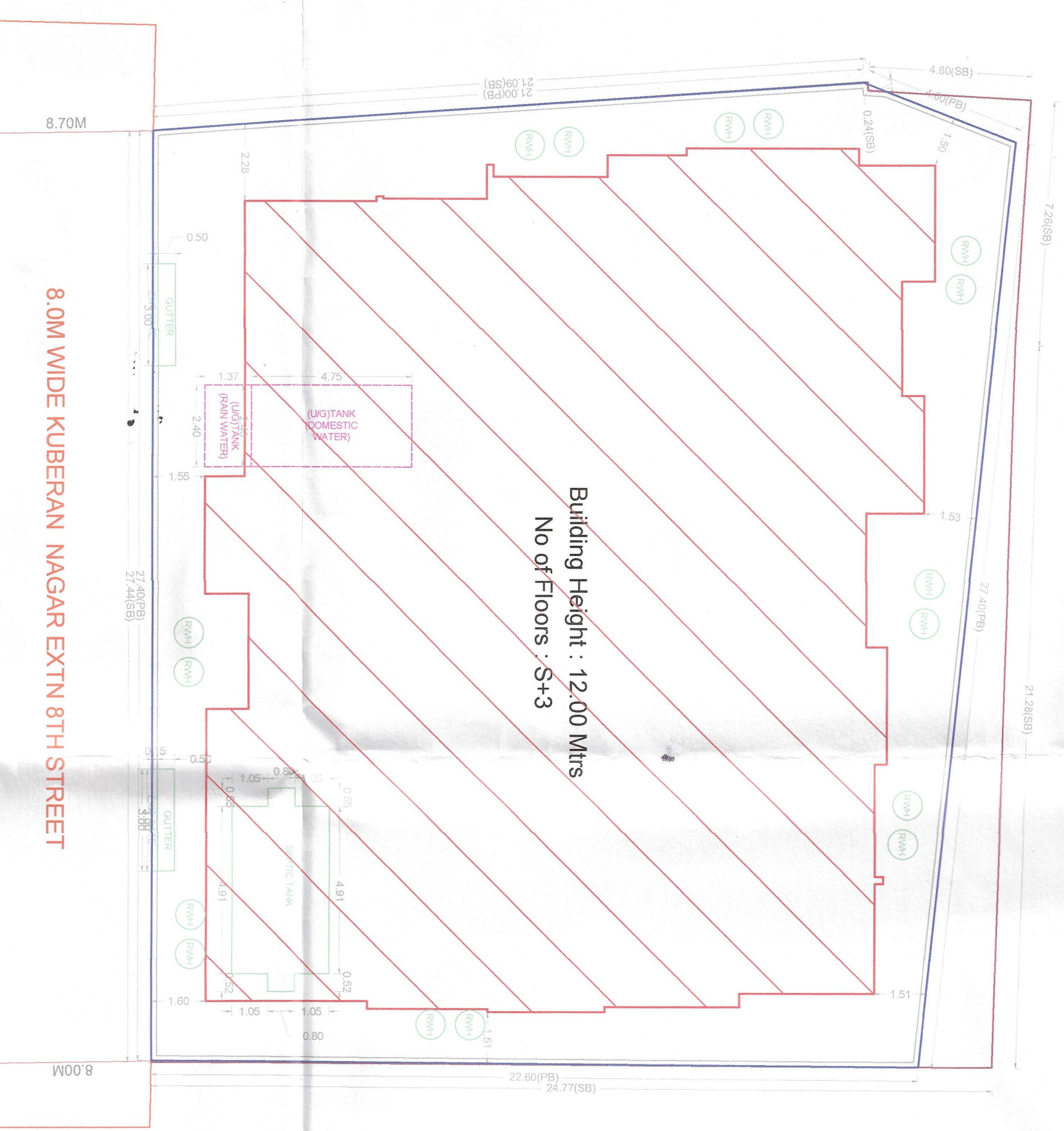
Proposed Rain Water Harvesting System

Provided as per TNCDR

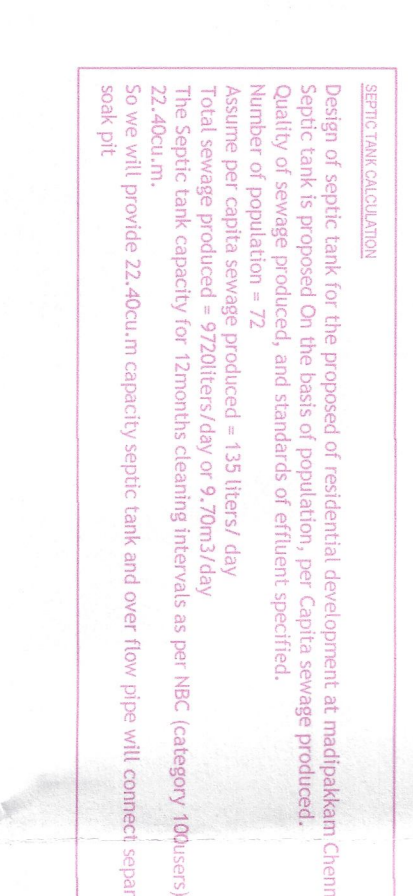
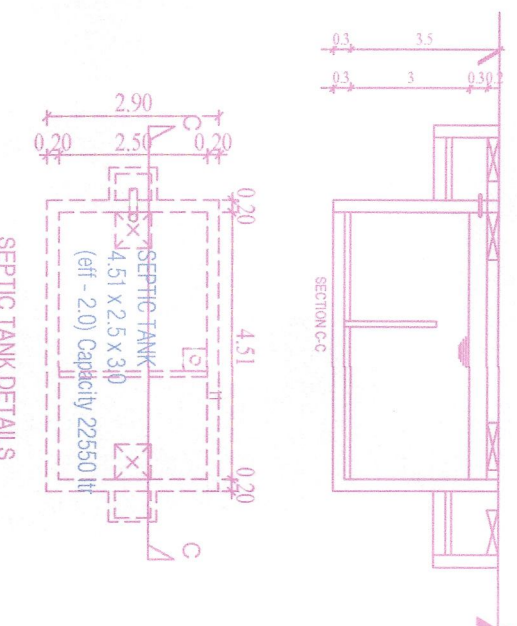
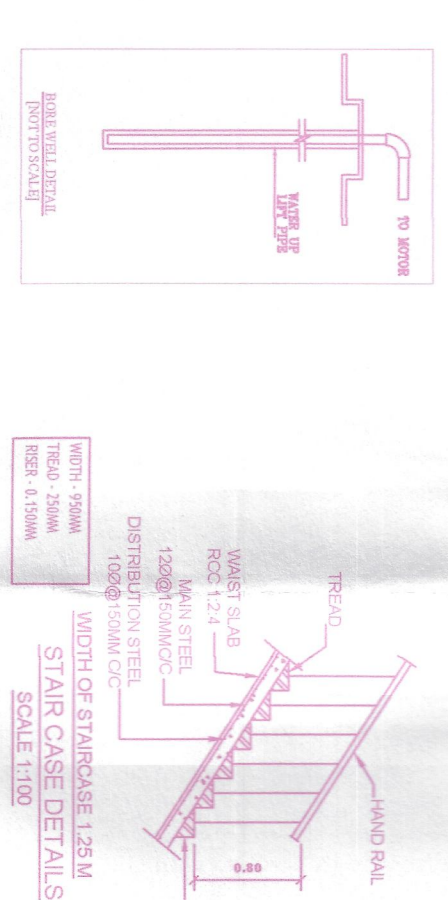
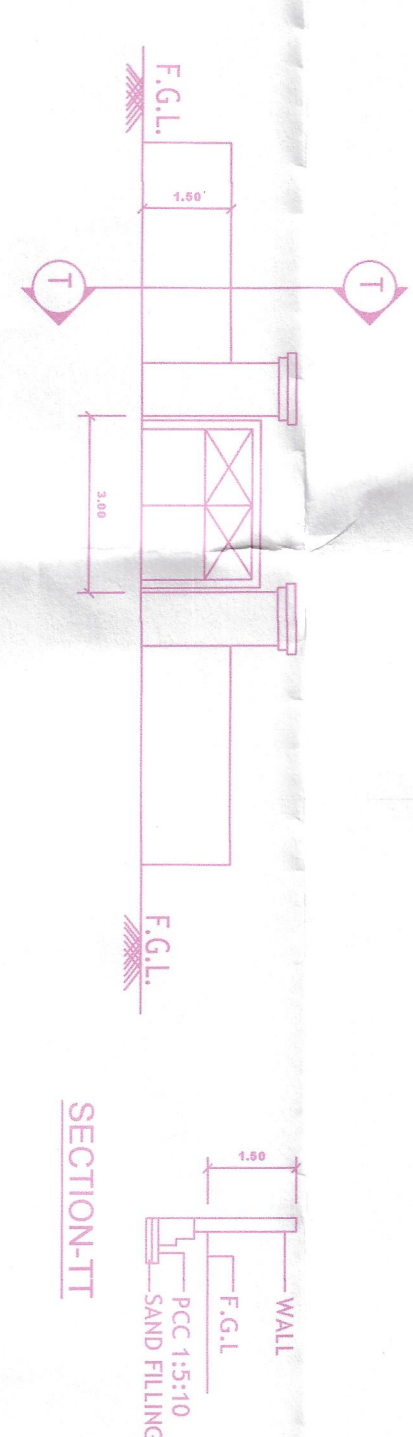
ROOF TOP SUMP THROUGH FIRST FLUSH FILTER OVER FLOW TO DRAIN
WELL, SUMP TO RECHARGE WELL, SURFACE RUN OFF THROUGH
GATE CULTURE TO RECHARGE WELL. (INNH-26)



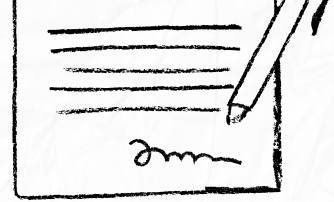
PLANS SHOWING THE PROPOSED CONSTRUCTION OF STILL FLOOR 1, A CORNER BUILDING, BUILDING NUMBER 1017, 1019, 1021, 1023, 1025, 1027, NAGAR STREET, MADRAS 600 006 (CHENNAI). (AS PER DOCUMENT SURVEY NO. 13594 (AS PER PLAN)) OF MUNICIPALITY, TANGALUR SUBDIVISION, TANGALUR WARD NO. 10, SOUTH CHENNAI CORPORATION		S.O. M.	
A) AREA OF STILL FLOOR	986.00		
B) COVERED AREA	986.00		
C) OPEN AREA	986.00		
D) TOTAL AREA	1972.00		
E) FLOOR AREA	1972.00		
F) FACTOR	1.00		
G) COVERED AREA PERCENTAGE %	50.00		
H) PARKING SPACE			
VEHICLE	REQUIRED	PROVIDED	
CAR	0	0	
CORRY	0	0	
TRUCK	0	0	
TOTAL WHEELER	0	0	
CYCLE	0	0	



SITE PLAN									
FLOOR WISE FSI STATEMENT: A (B)								TOTAL	
FLOORS		FSI AREA				DU		FSI AREA	
	COMM.	RESI.	IND.	INST.					
STILL PARKING FLOOR	0.00	28.16	0.00	0.00	0			28.16	
FIRST FLOOR	0.00	448.24	0.00	0.00	5			448.24	
SECOND FLOOR	0.00	448.24	0.00	0.00	5			448.24	
THIRD FLOOR	0.00	448.24	0.00	0.00	5			448.24	
Total	0.00	1372.88	0.00	0.00	15			1372.88	
BUILDING WISE FSI STATEMENT									
BUILDING		NO OF SAME BUILDING		FSI AREA		DU		TOTAL	
A: (B)	COMM.	RESI.	IND.	INST.				FSI AREA	
Total	0.00	1372.88	0.00	0.00	15			1372.88	
Terminohemic (94.00 x 1500.00mm)									



Cell	Cell



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.



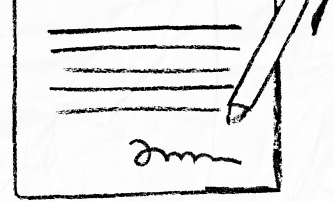
NRI & Investment Services

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

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