



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

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

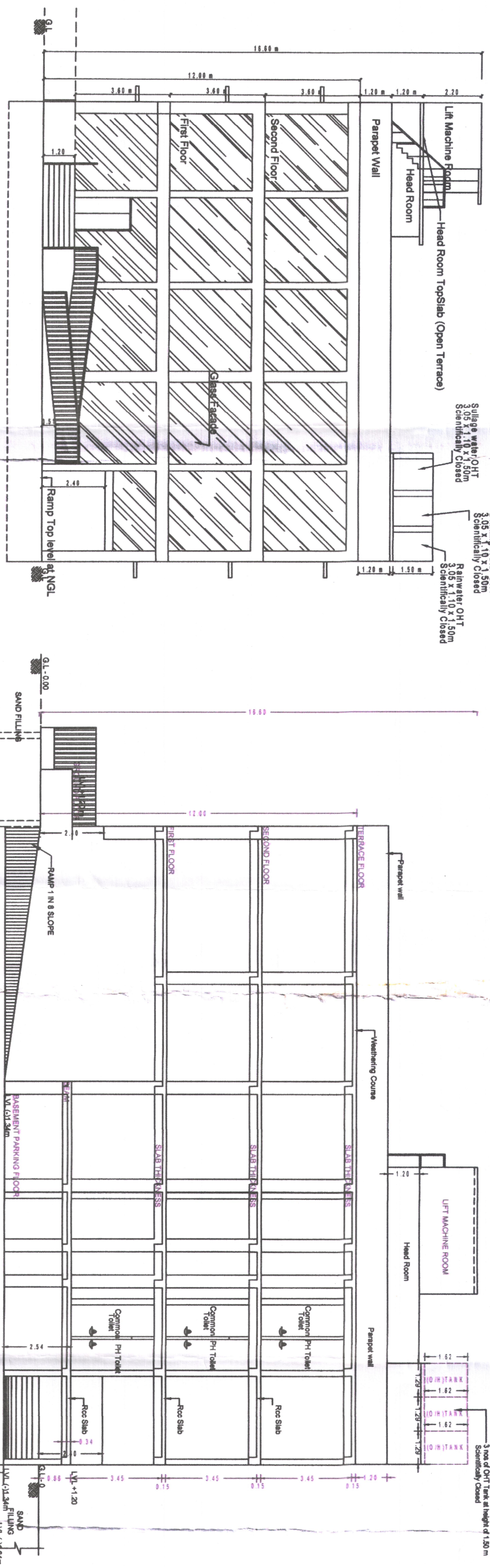
hello@verified.realestate

+91 9996 12 9996

Official Property Record

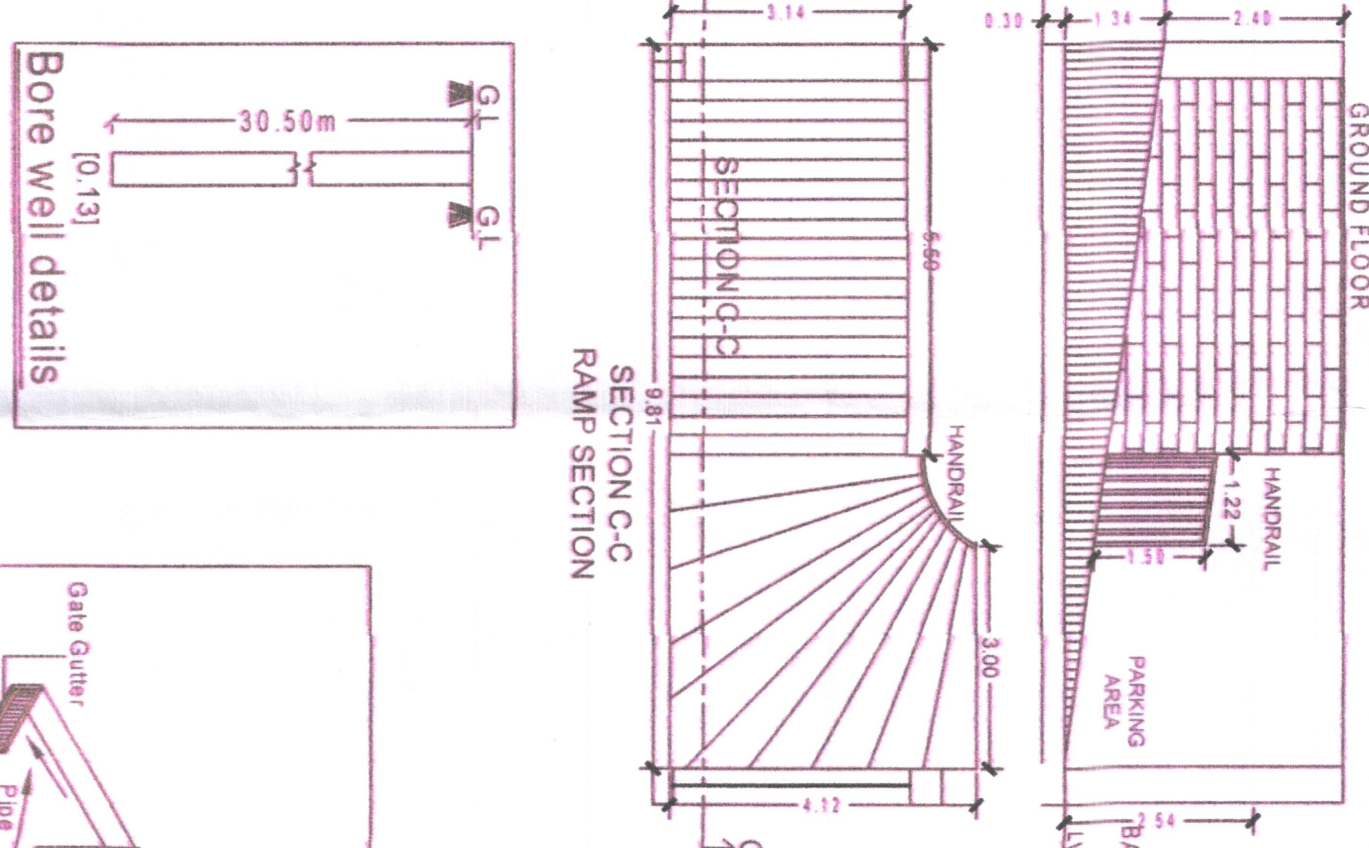
Digitally Verified Record - Powered by Verified  RealEstate™





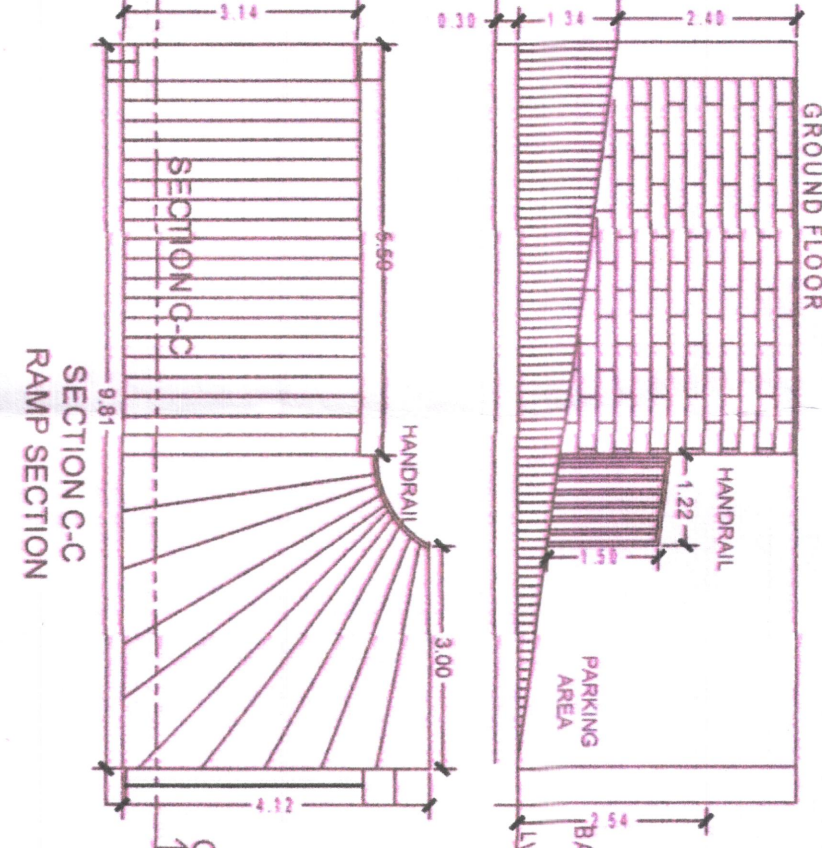
FRONT ELEVATION

SECTION A-A

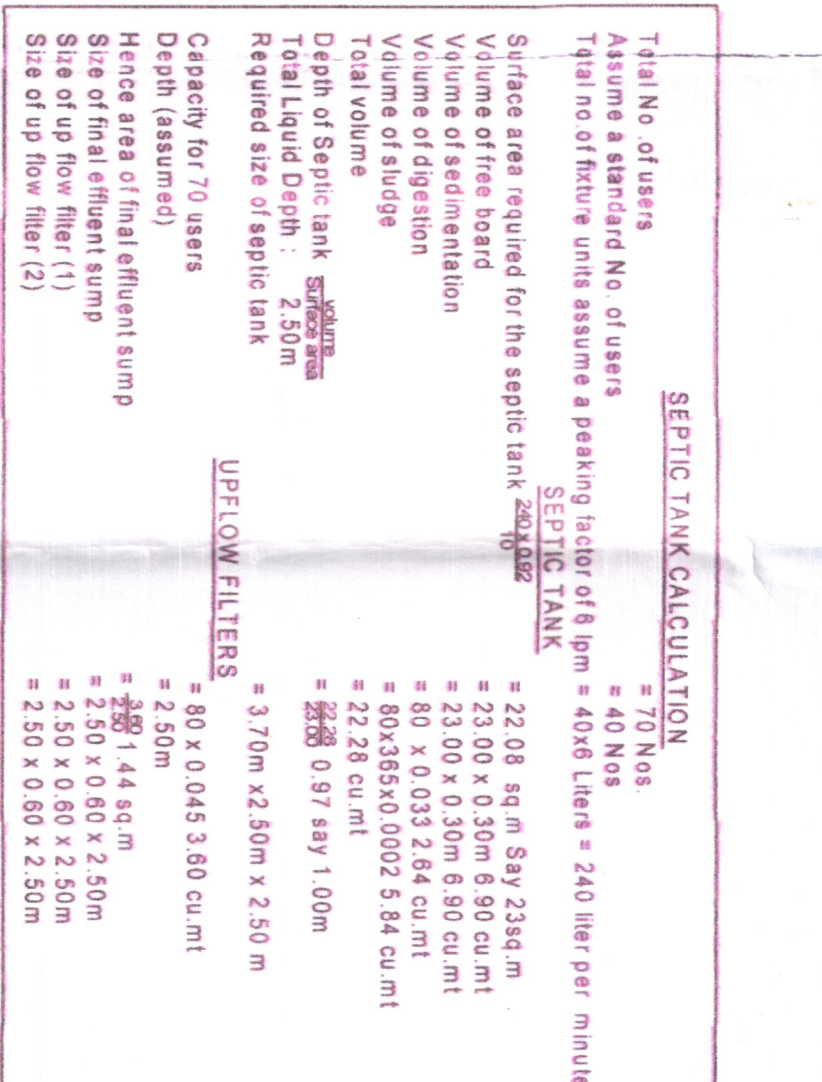


SECTION C-C

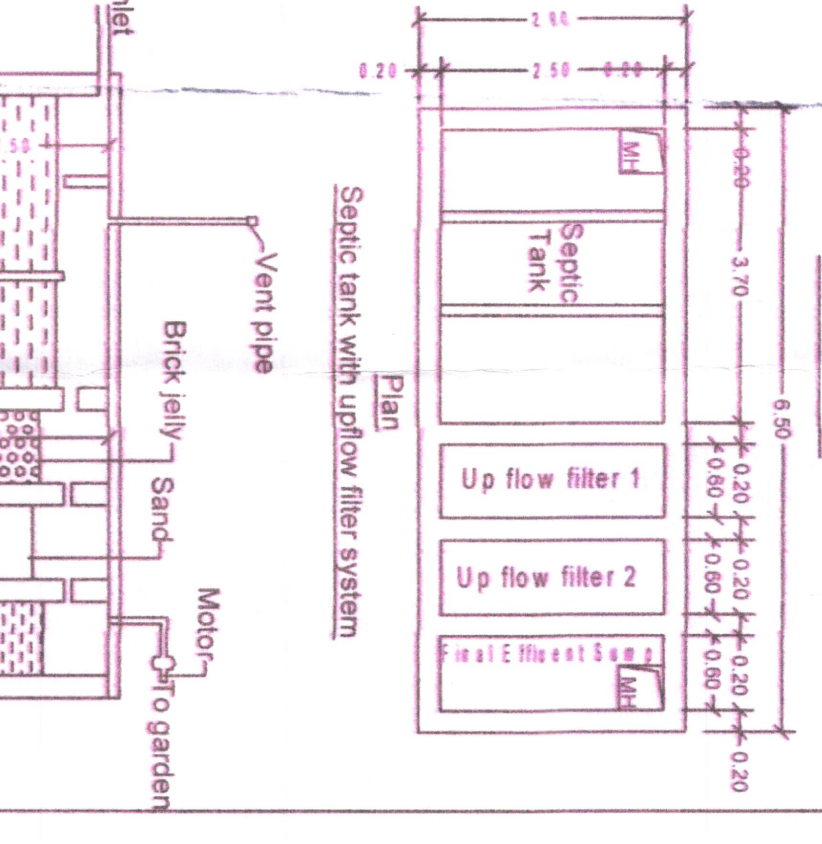
Bore well details



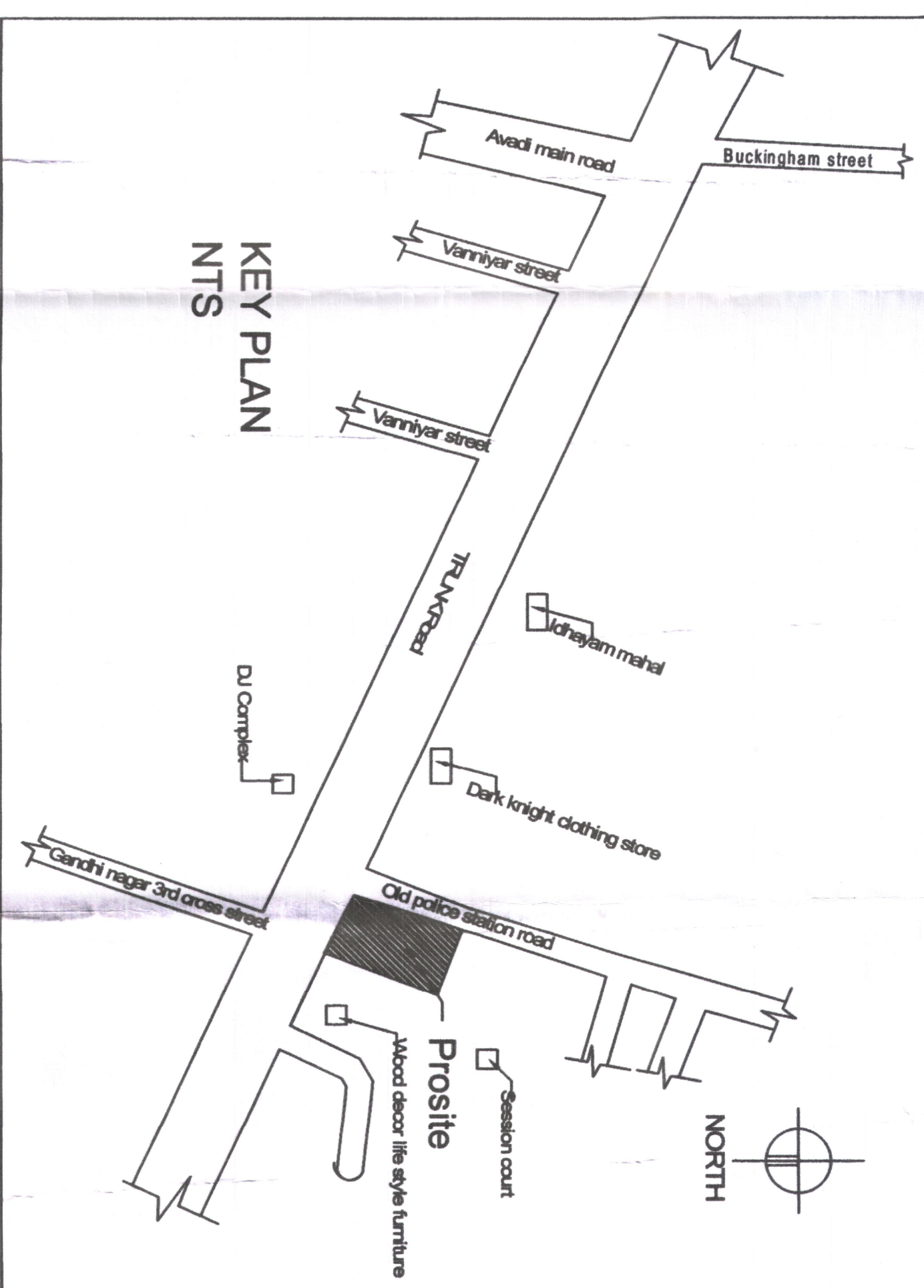
GROUND FLOOR



TYPICAL FIRST AND SECOND FLOOR



TERRACE FLOOR PLAN



KEY PLAN

REVISED PROPOSAL OF BASEMENT FLOOR + GROUND FLOOR + 2 FLOORS COMMERCIAL (OFFICE)

(HEIGHT -12.00M) BUILDING AT PLOT NOS. 10/PART, 11/PART, 13, 14 & 15, TRUNK ROAD AND OLD POLICE STATION ROAD, KARAYANCHAVADI, POONAMALLEE, CHENNAI MUNICIPALITY IN OLD S.NO.598/PART, NEW S.NO.598/1A2, 598/1A3, 598/1A4, 598/1A5 & 598/1A6 OF POONAMALLEE MUNICIPALITY.

AREA AS PER PATA	SQ.M.
AREA AS PER DOCUMENT	925.00
AREA CONSIDERED FOR FSI	925.00
STREET ALIGNMENT ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1284.83
FSI FACTOR	1.389
COVERAGE AREA (PERCENTAGE %)	N/A

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	11
TWO WHEELER	43	47
CYCLE	-	0

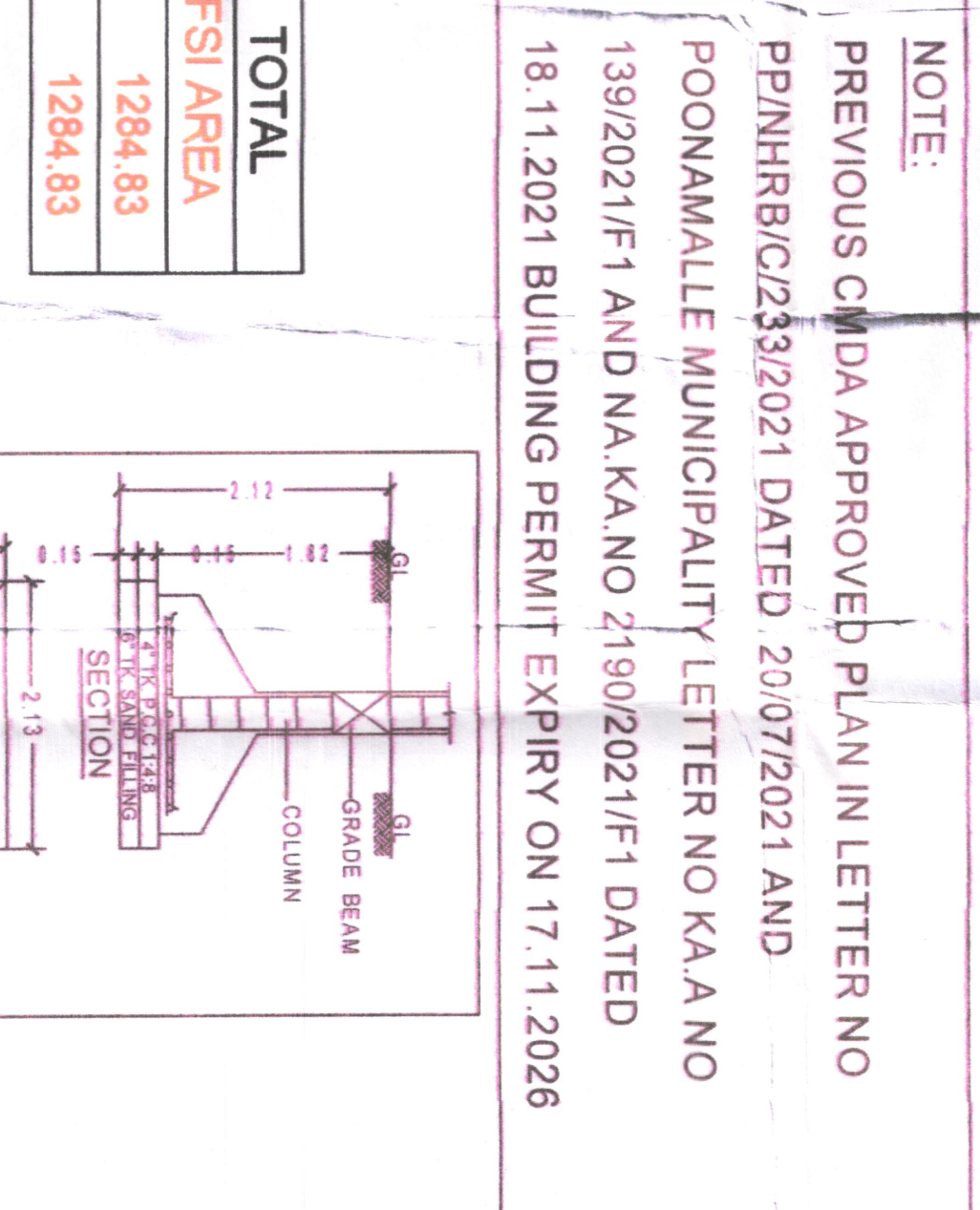
NOTE: PREVIOUS C.M.A APPROVED PLAN IN LETTER NO / PNH/HRB/C/33/2021 DATED 20/07/2021 AND POONAMALLEE MUNICIPALITY LETTER NO KA.A NO 139/02/1/F1 AND KA.A NO 2180/02/1/F1 DATED 18.11.2021 BUILDING PERMIT EXPIRY ON 17.11.2026

FLOOR WISE FSI STATEMENT: 1 (COMMERCIAL)

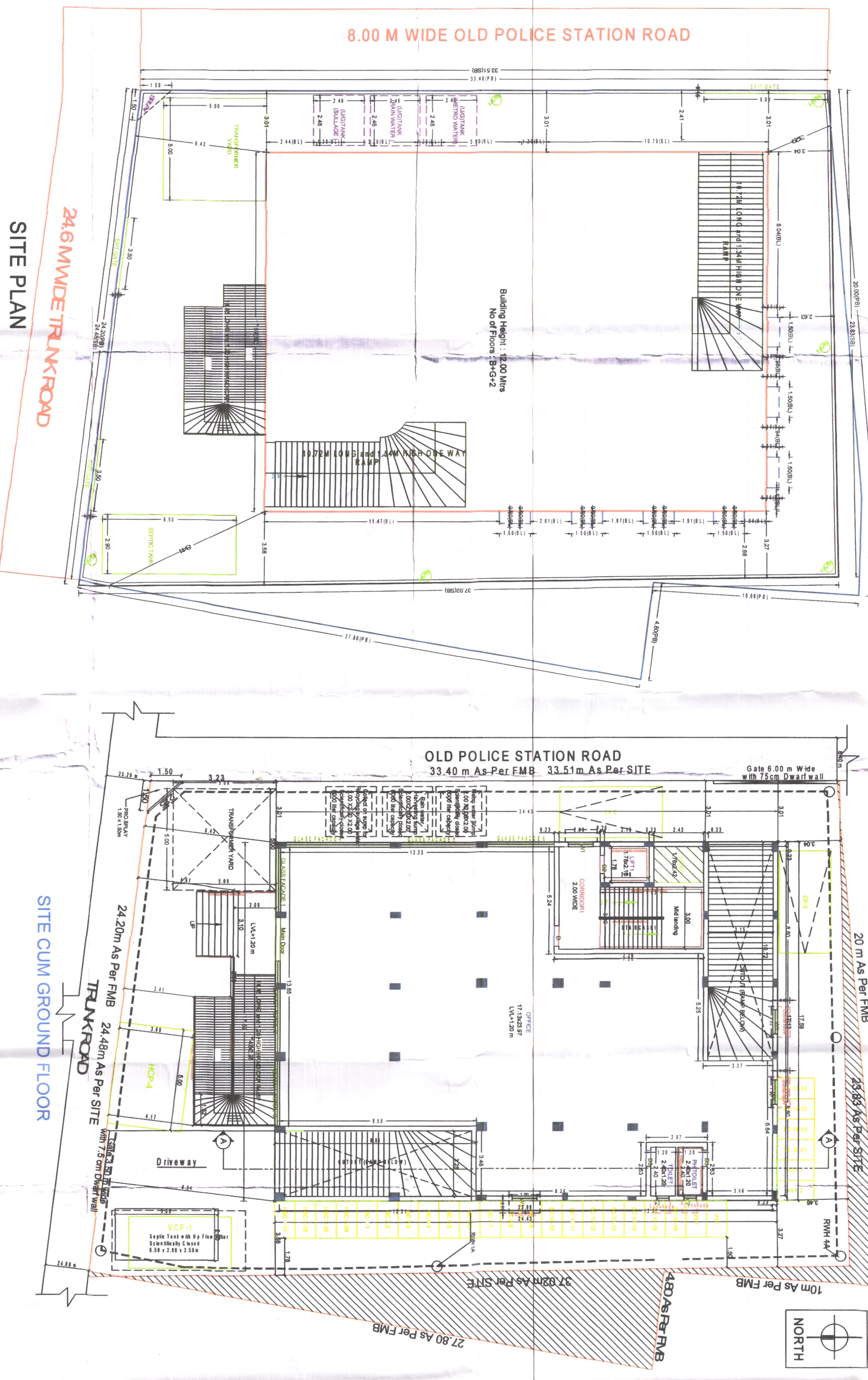
FLOORS	COMM.	RESI.	IND.	INST.	DU	FSI AREA	TOTAL
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00	0.00
GROUND FLOOR	425.39	0.00	0.00	0.00	0	425.39	425.39
FIRST FLOOR	429.72	0.00	0.00	0.00	0	429.72	429.72
SECOND FLOOR	429.72	0.00	0.00	0.00	0	429.72	429.72
Terrace	0.00	0.00	0.00	0.00	0	0.00	0.00
Total	1284.83	0.00	0.00	0.00	0	1284.83	1284.83

BUILDING WISE FSI STATEMENT

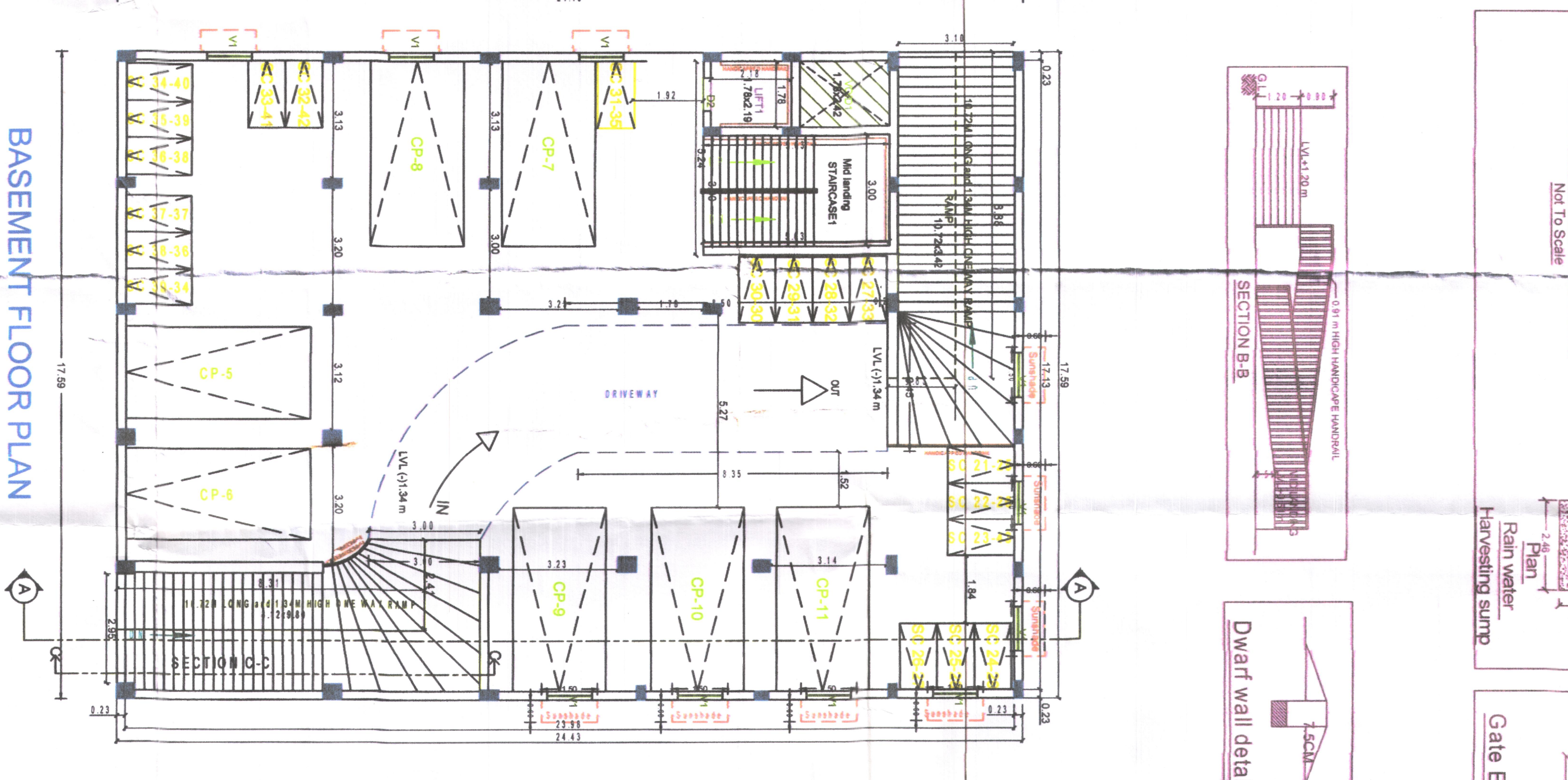
BUILDING	COMM.	RESI.	IND.	INST.	DU	FSI AREA	TOTAL
1-1 (COMMER.)	1284.83	0.00	0.00	0.00	0	1284.83	1284.83
Total	1284.83	0.00	0.00	0.00	0	1284.83	1284.83



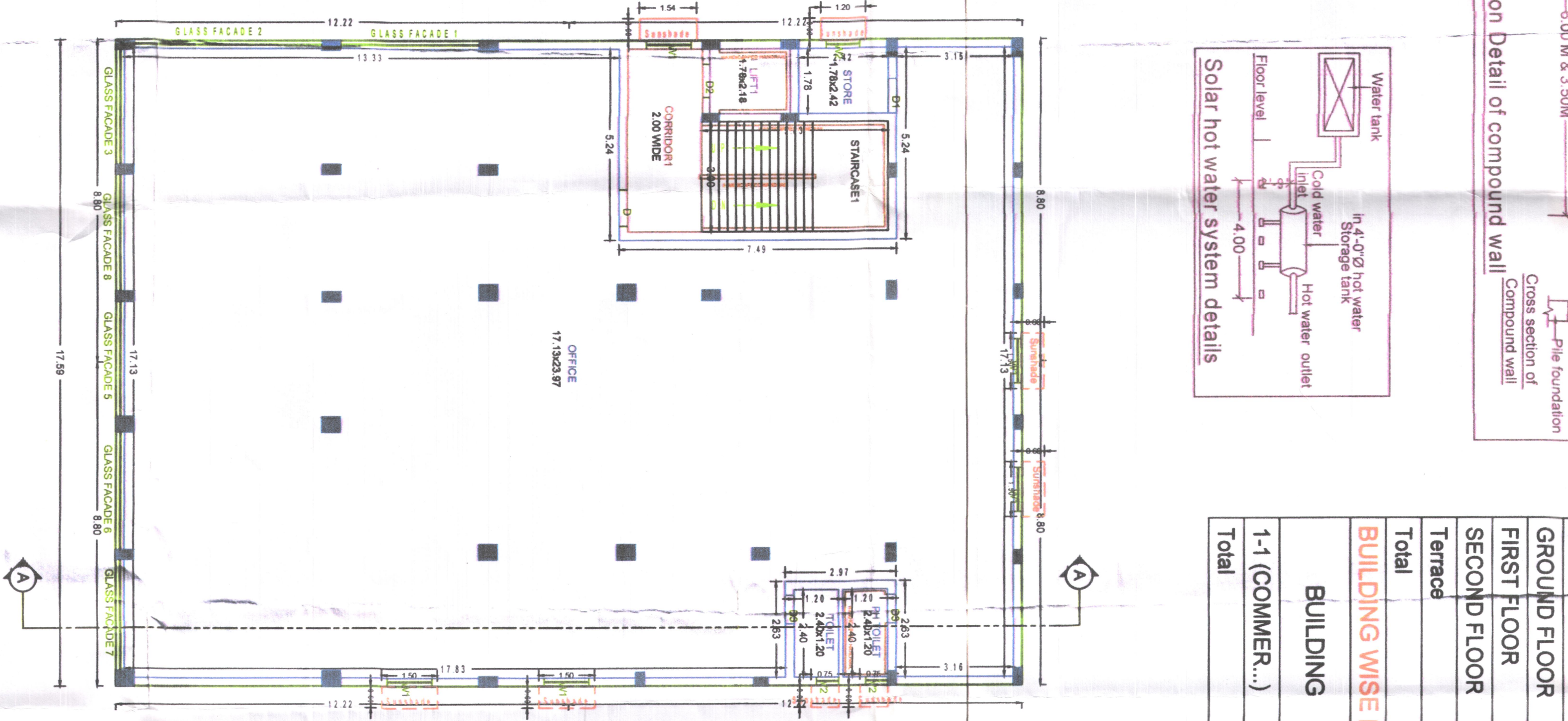
FOUNDATION DETAIL



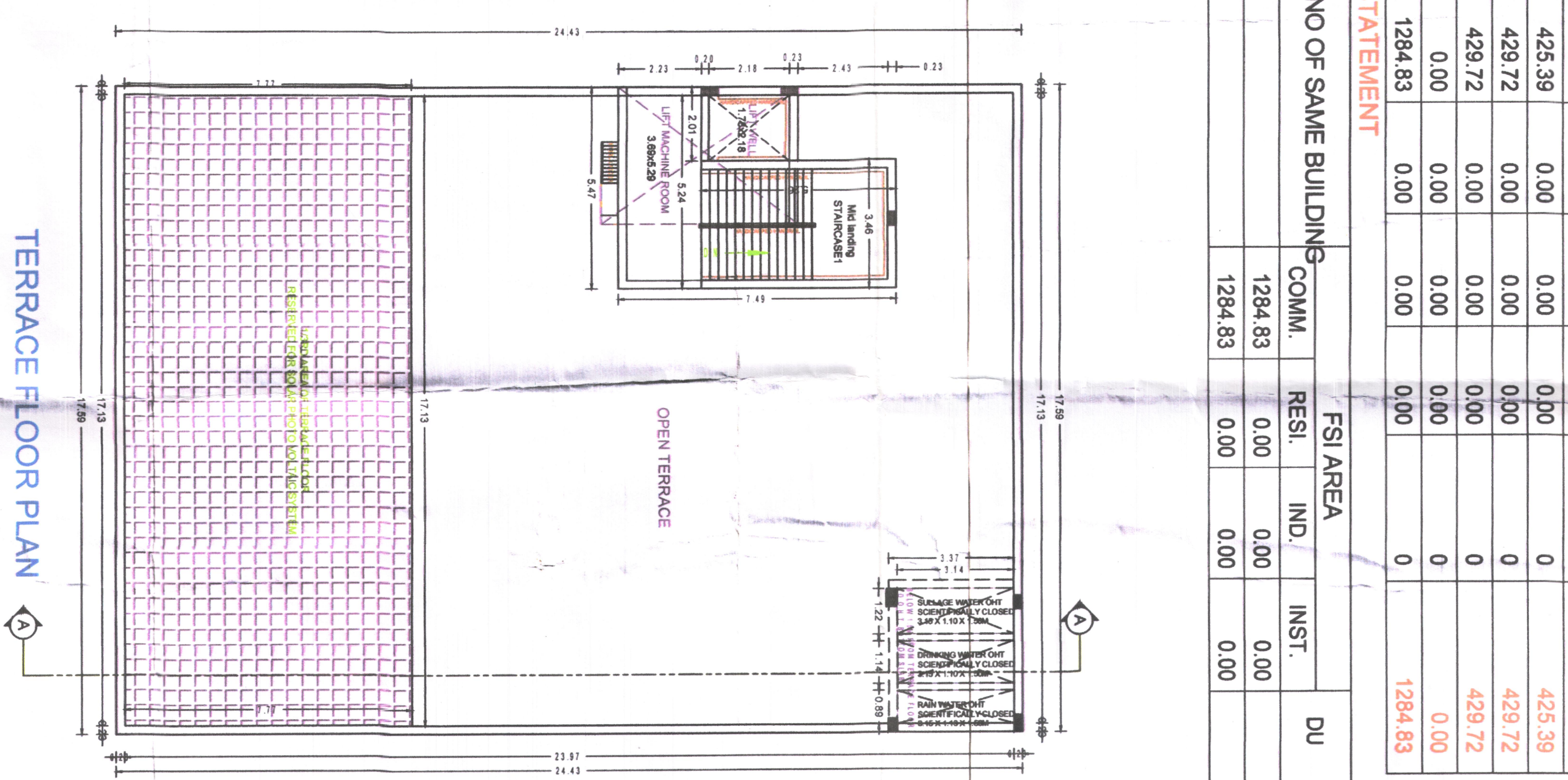
SITE PLAN



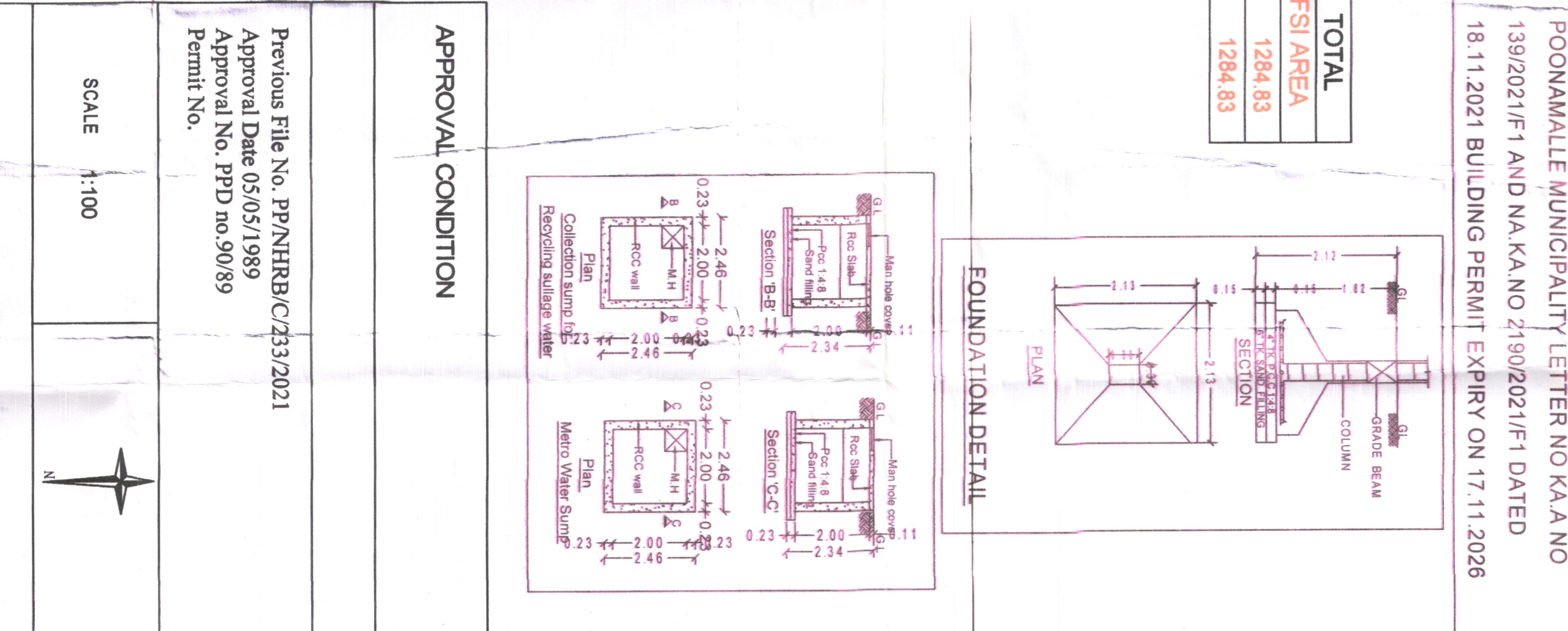
SITE CUM GROUND FLOOR



BASEMENT FLOOR PLAN



TYPICAL FIRST AND SECOND FLOOR



TERRACE FLOOR PLAN

APPROVAL CONDITION

Previous File No. PP/NHRB/C/33/2021

Approval Date 05/05/1989

Approval No. PPD no.90/89

Permit No.

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

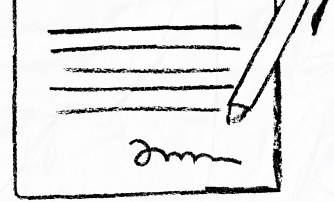
For Project Planner / Chief Planner / Working Secretary

The Applicant is hereby advised that the drawing is the property of the Applicant and shall remain the property of the Applicant and shall not be used for any other purpose without the written consent of the Applicant.

KEY / NO. 4888

CODE

This is a system generated drawing as per the data copy submitted by the Applicant 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.



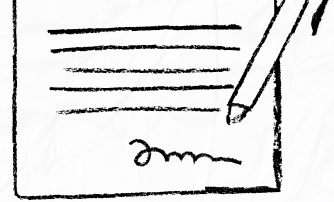
NRI & Investment Services

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
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate