Verified RealEstate™

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™



P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/NHRB/s/051/2023
Dated...31/01/2023

CEBN/16BCN12/004151/2023
31/1/2023 163

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8946 of 2019 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.25 & 26, NEW DOOR NO.3 & 5, OLD DOOR NO.2 & 3, PARTHASARATHI NAGAR 2ND STREET, ADAMBAKKAM, CHENNAI 600088 COMPRISED IN OLD S.NO.212 (PART), T.S.NO.72 & 73, BLOCK NO.2, WARD-F OF ADAMBAKKAM VILLAGE, ALANDUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	794.50
AREA AS PER DOCUMENT	783.67
AREA CONSIDERED FOR FSI	783.67
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2037.14
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	19	20
TWO WHEELER	15	15
CYCLE	0	0

Building Height : 18.30 Mtrs
No of Floors : S+5

9.00 M WIDE ROAD

SITE PLAN

ELEVATION

SECTION ON " A-A"

SECTION

PLAN
TYPICAL SUMP FOR RAIN WATER AND METRO WATER
(Scientifically Closed)

Gate Elevation & Cross Section Detail of compound wall

PLAN
FOUNDATION DETAIL

FIRST FLOOR PLAN

TYPICAL - 2, 4 FLOOR PLAN

THIRD FLOOR PLAN

SITE CUM STILT FLOOR PLAN

FIFTH FLOOR PLAN

TERRACE FLOOR PLAN

Location plan (Taken as per User Inputs)

Detail bore well

Proposed RWH System
Provided as per CBR Norms Drawing No:3A
Not To Scale

PERCOLATION PIT

Solar hot water system details

FLOOR WISE FSI STATEMENT: NHRB (RES)

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	414.41	0.00	0.00	5	414.41
SECOND FLOOR	0.00	414.41	0.00	0.00	5	414.41
THIRD FLOOR	0.00	414.41	0.00	0.00	5	414.41
FOURTH FLOOR	0.00	414.41	0.00	0.00	5	414.41
FIFTH FLOOR	0.00	379.50	0.00	0.00	4	379.50
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2037.14	0.00	0.00	24	2037.14

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-23 (RES)		0.00	2037.14	0.00	0.00	24	2037.14
Total		0.00	2037.14	0.00	0.00	24	2037.14

APPROVAL CONDITION

SCALE 1:100

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

This Planning Permission issued under New Rule TNCD & BR, 2019 is subject to final outcome of the W.P. (MD) No.8946 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Digitally Signed by
Name: S. RAVI KUMAR
Date: 10/24/2023 3:42:51 PM

Digitally Signed by
Name: HOSIMIN MAR M.S
Date: 11/25/2023 8:19:17 AM

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

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

ARCH_E_(36.00_x_48.00_Inches)



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

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

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