

# 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

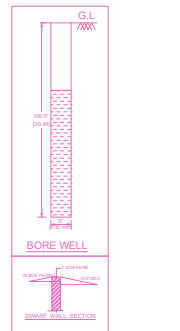
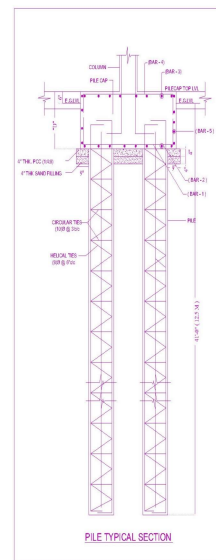
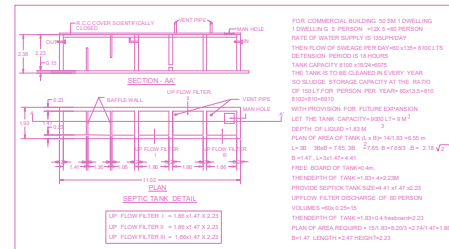
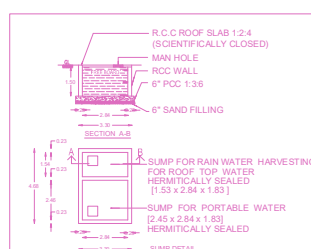
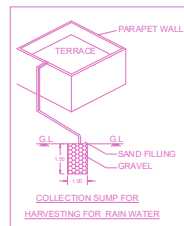
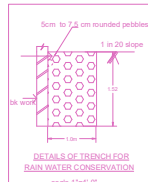
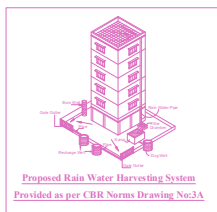
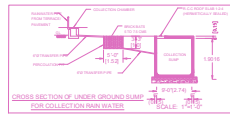
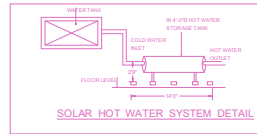
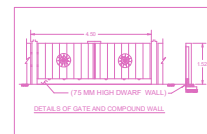
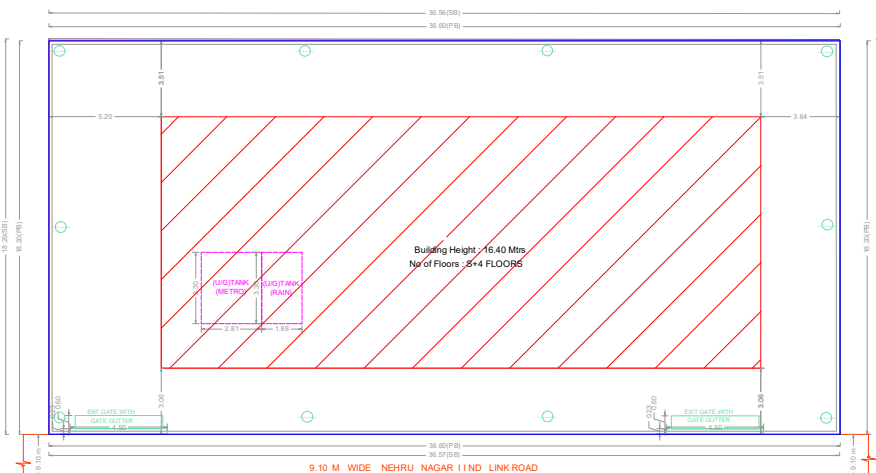
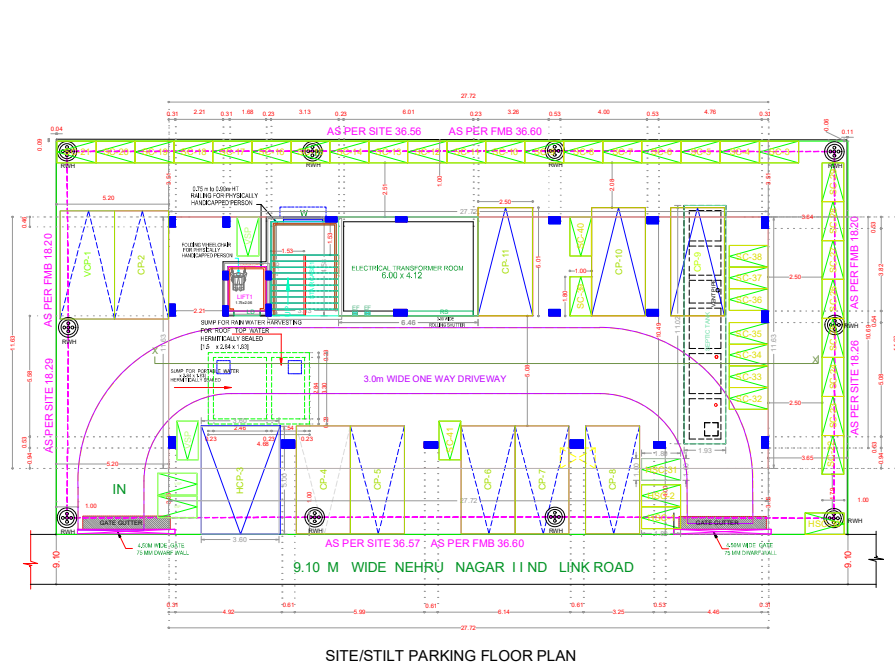
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Official Property Record

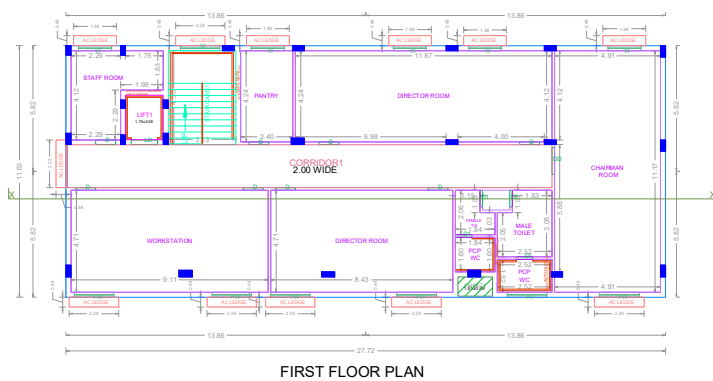
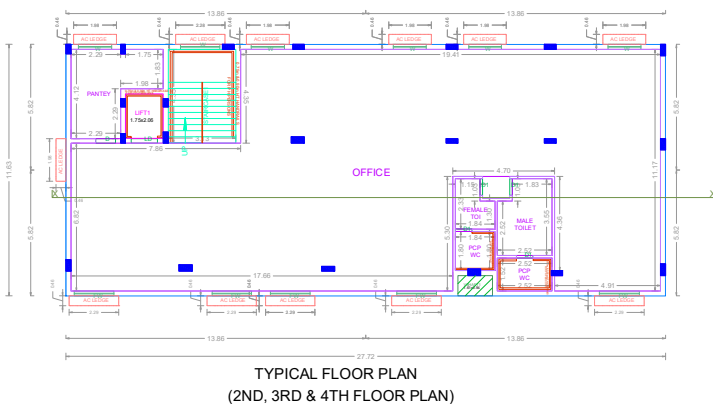
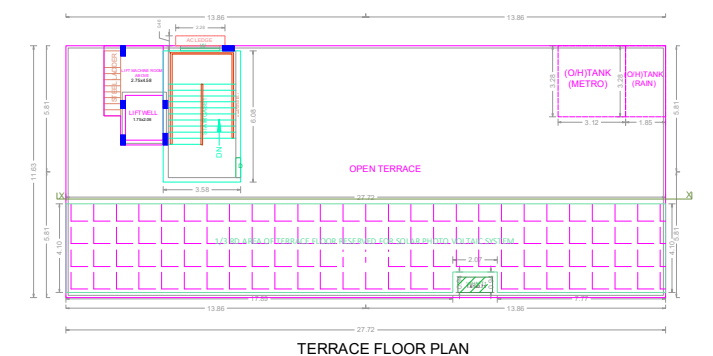
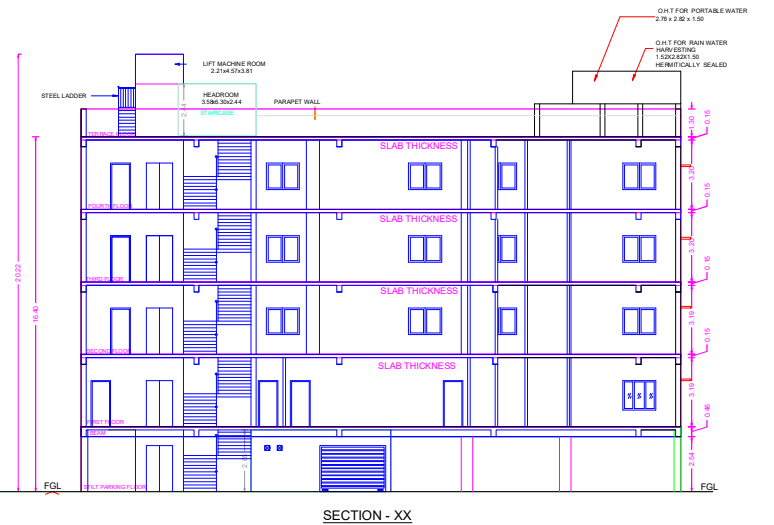
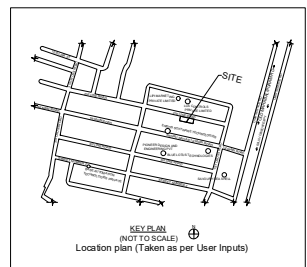




PLAN SHOWING THE PROPOSED REVISED CONSTRUCTION OF STILT FLOOR + 4 FLOORS COMMERCIAL BUILDING (OFFICE - 16.40M HEIGHT) AT PLOT NO.60, 61 & 62, NEHRU NAGAR 2ND LINK ROAD, KOTTIVAKKAM, CHENNAI - 600 041 COMPRISED IN OLD S.NOS. 317/1 (PART), AS PER PATTA NEW S.NO.317/137 OF KOTTIVAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION  
ZONE:14 DIVISION :183

|                                           |         |
|-------------------------------------------|---------|
| A) AREA STATEMENT                         | SQ.M.   |
| AREA AS PER PATTA                         | 700.00  |
| AREA AS PER DOCUMENT                      | 668.96  |
| AREA CONSIDERED FOR FSI                   | 668.96  |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00    |
| OSR AREA                                  | 0.00    |
| TOTAL FSI AREA                            | 1313.38 |
| FSI FACTOR                                | 1.96    |
| COVERAGE AREA (PERCENTAGE %)              | N/A     |

| A) PARKING STATEMENT |          |          |
|----------------------|----------|----------|
| VEHICLE              | REQUIRED | PROVIDED |
| LORRY                | 0        | 0        |
| CAR                  | 11       | 11       |
| TWO WHEELER          | 44       | 45       |
| CYCLE                | 0        | 0        |



| FLOOR WISE FSI STATEMENT:A (RESI) |          |      |      |       |    |                   |
|-----------------------------------|----------|------|------|-------|----|-------------------|
| FLOORS                            | FSI AREA |      |      |       | DU | TOTAL<br>FSI AREA |
|                                   | COMM     | RESI | IND. | INST. |    |                   |
| STILT PARKING FLOOR               | 29.59    | 0.00 | 0.00 | 0.00  | 0  | 29.59             |
| FIRST FLOOR                       | 321.01   | 0.00 | 0.00 | 0.00  | 0  | 321.01            |
| SECOND FLOOR                      | 320.93   | 0.00 | 0.00 | 0.00  | 0  | 320.93            |
| THIRD FLOOR                       | 320.93   | 0.00 | 0.00 | 0.00  | 0  | 320.93            |
| FOURTH FLOOR                      | 320.93   | 0.00 | 0.00 | 0.00  | 0  | 320.93            |
| Terrace                           | 0.00     | 0.00 | 0.00 | 0.00  | 0  | 0.00              |
| Total                             | 1313.39  | 0.00 | 0.00 | 0.00  | 0  | 1313.39           |

| BUILDING WISE FSI STATEMENT |                     |          |       |      |       |    |          |
|-----------------------------|---------------------|----------|-------|------|-------|----|----------|
| BUILDING                    | NO OF SAME BUILDING | FSI AREA |       |      |       | DU | TOTAL    |
|                             |                     | COMM.    | RESI. | IND. | INST. |    | FSI AREA |
| A-1 (RESI)                  |                     | 1313.39  | 0.00  | 0.00 | 0.00  | 0  | 1313.39  |
| Total                       |                     | 1313.39  | 0.00  | 0.00 | 0.00  | 0  | 1313.39  |

## 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**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

## 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



### **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<sup>TM</sup>

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

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