

# 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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+91 9996 12 9996

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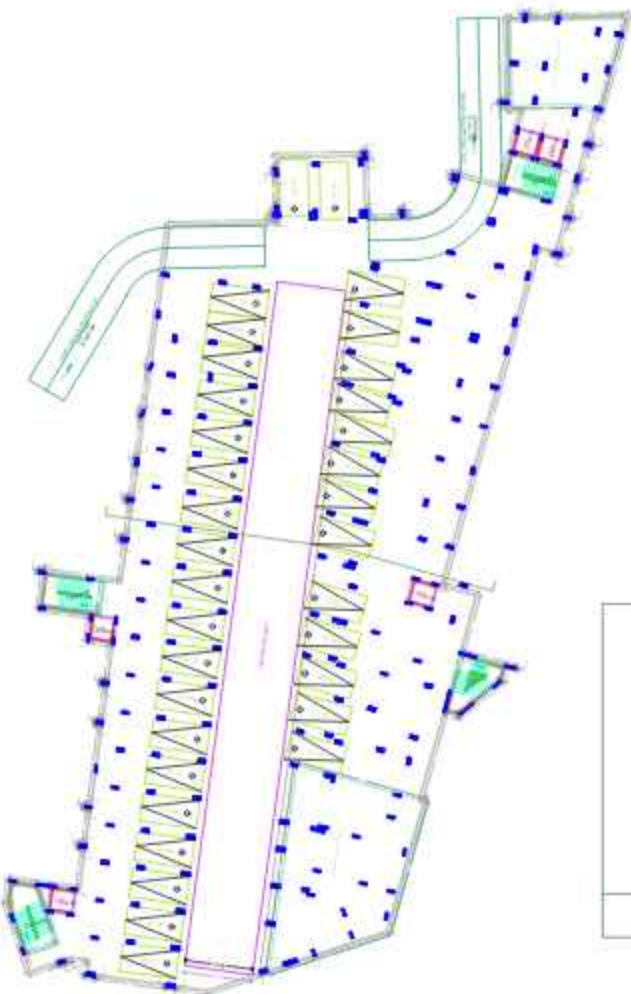
Official Property Record







|                                                                                                           |                 |
|-----------------------------------------------------------------------------------------------------------|-----------------|
| INVOICE NUMBER                                                                                            | INVOICE NO. 111 |
| INVOICE DATE                                                                                              |                 |
| PURCHASING DEPARTMENT: ADDITIONAL TUBES                                                                   |                 |
| DESIGNED SPECIFICALLY TO BE AVAILABLE AND PREPARED FOR IMMEDIATE DELIVERY TO THE CUSTOMER. TO BE USED FOR |                 |
| RESEARCH, INCLUDING BUT NOT LIMITED TO: STUDYING                                                          |                 |
| TOTAL CIRCULATING AND STATIONARY AND STATIONARY                                                           |                 |
| AND/OR STATIONARY AND STATIONARY CONCENTRATED IN THE                                                      |                 |
| SUSPENDED, PREPARED AND ASSESSING, FROM BLOCK                                                             |                 |
| AND IS AVAILABLE TO THE CUSTOMER, WITHIN THE LIMITS OF                                                    |                 |
| SUSPENDED CIRCULATING AND STATIONARY                                                                      |                 |



BASEMENT PARKING FLOOR PLAN

ISSN 0007-1226



ELEVATION 2



sciences

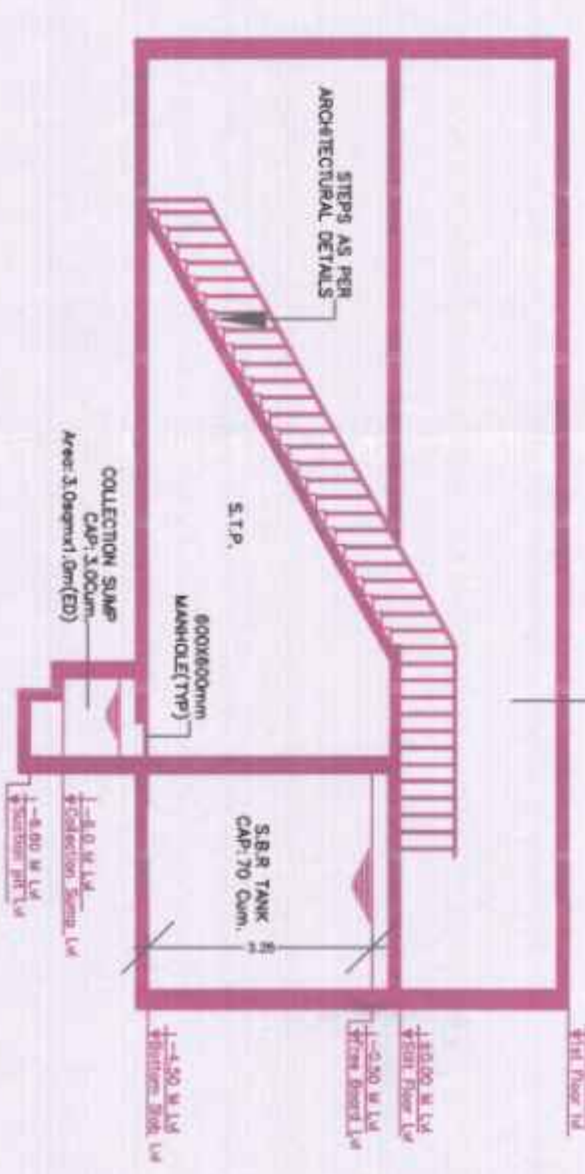
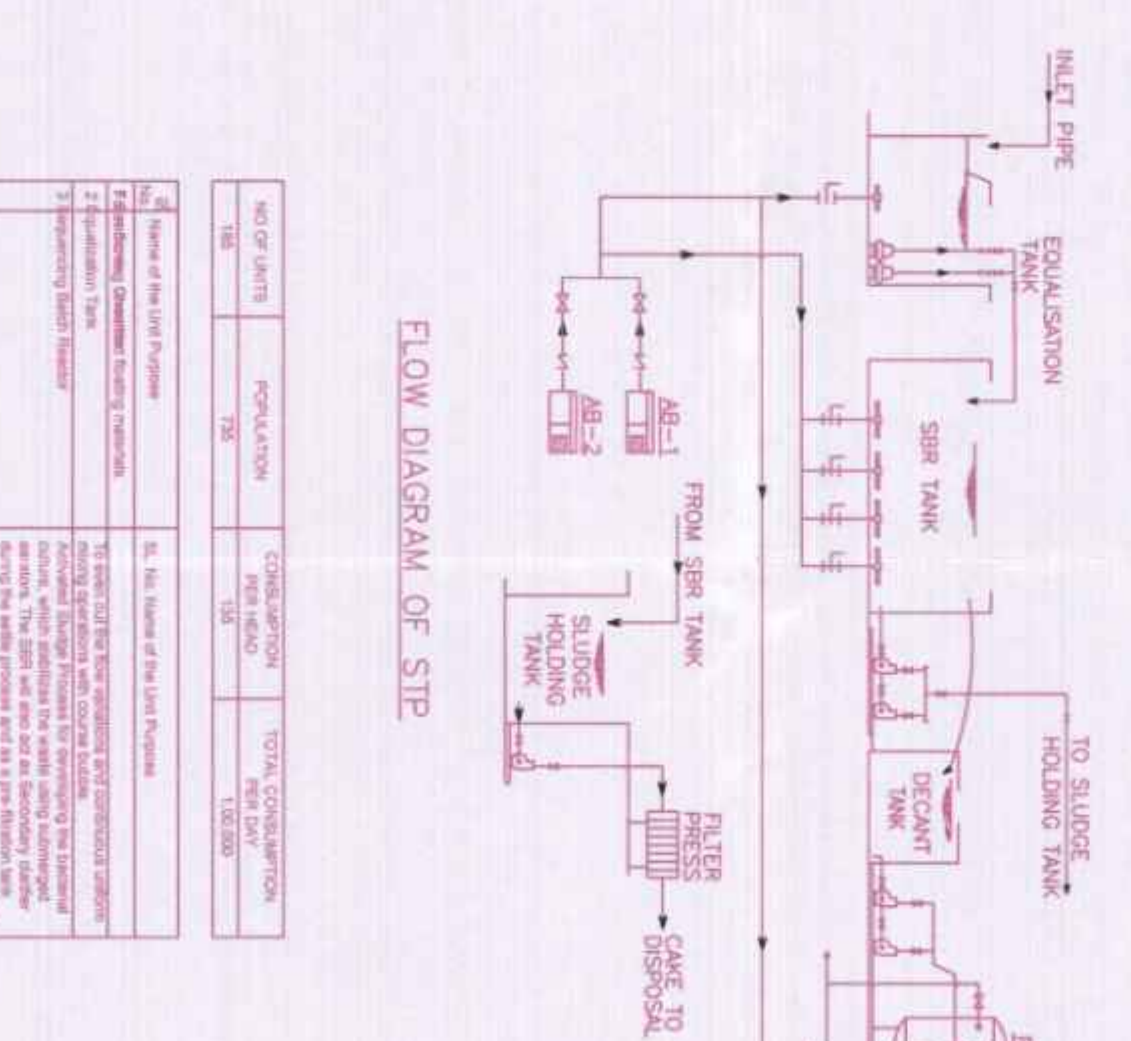
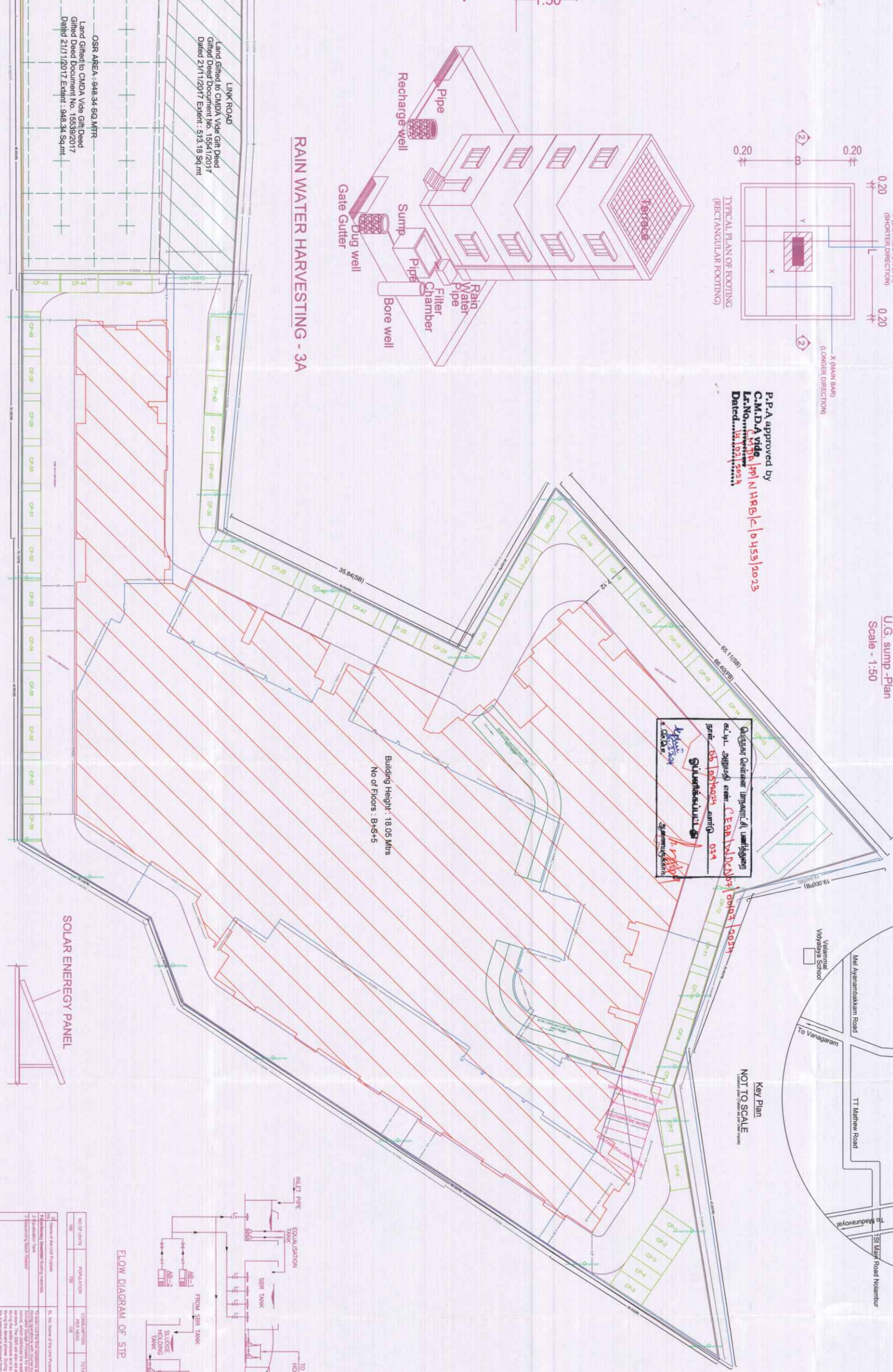
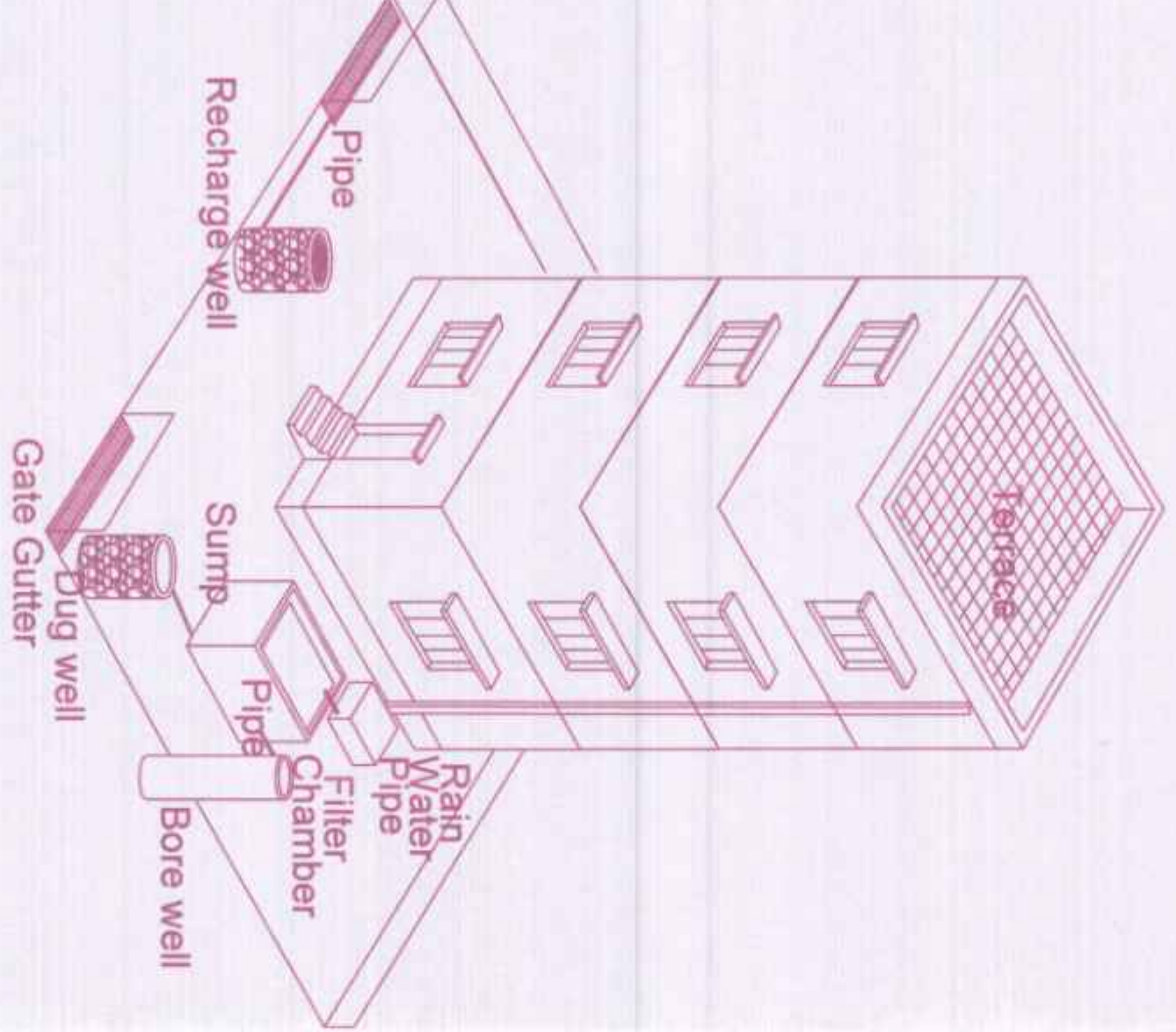
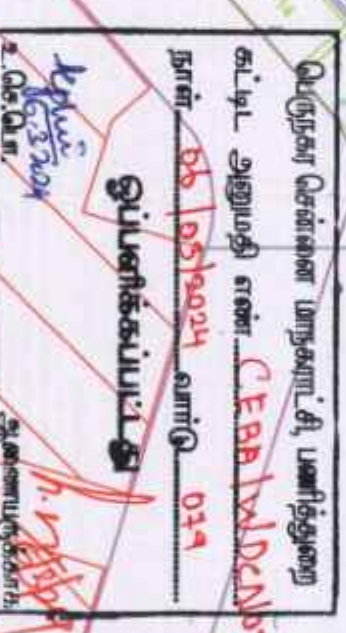
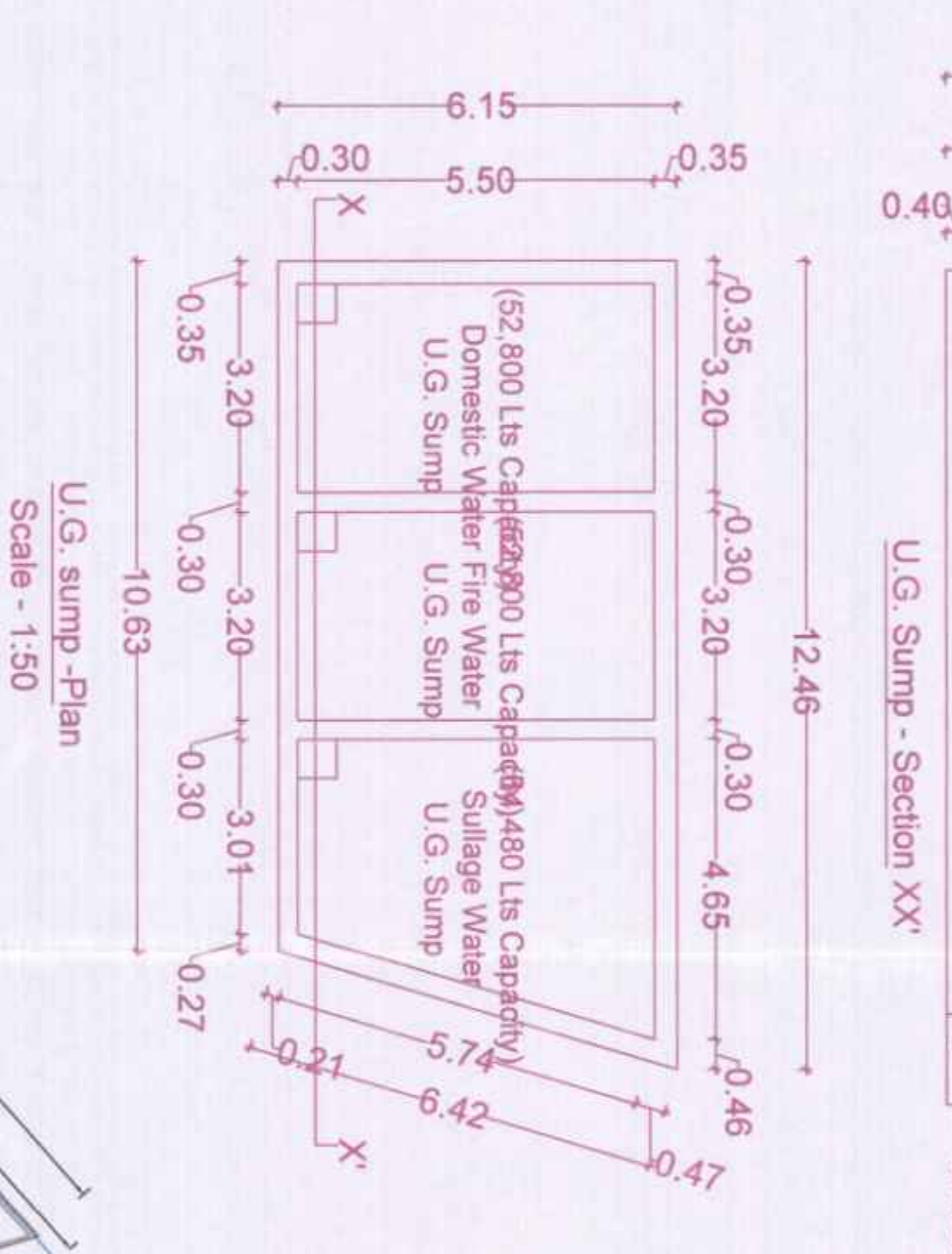
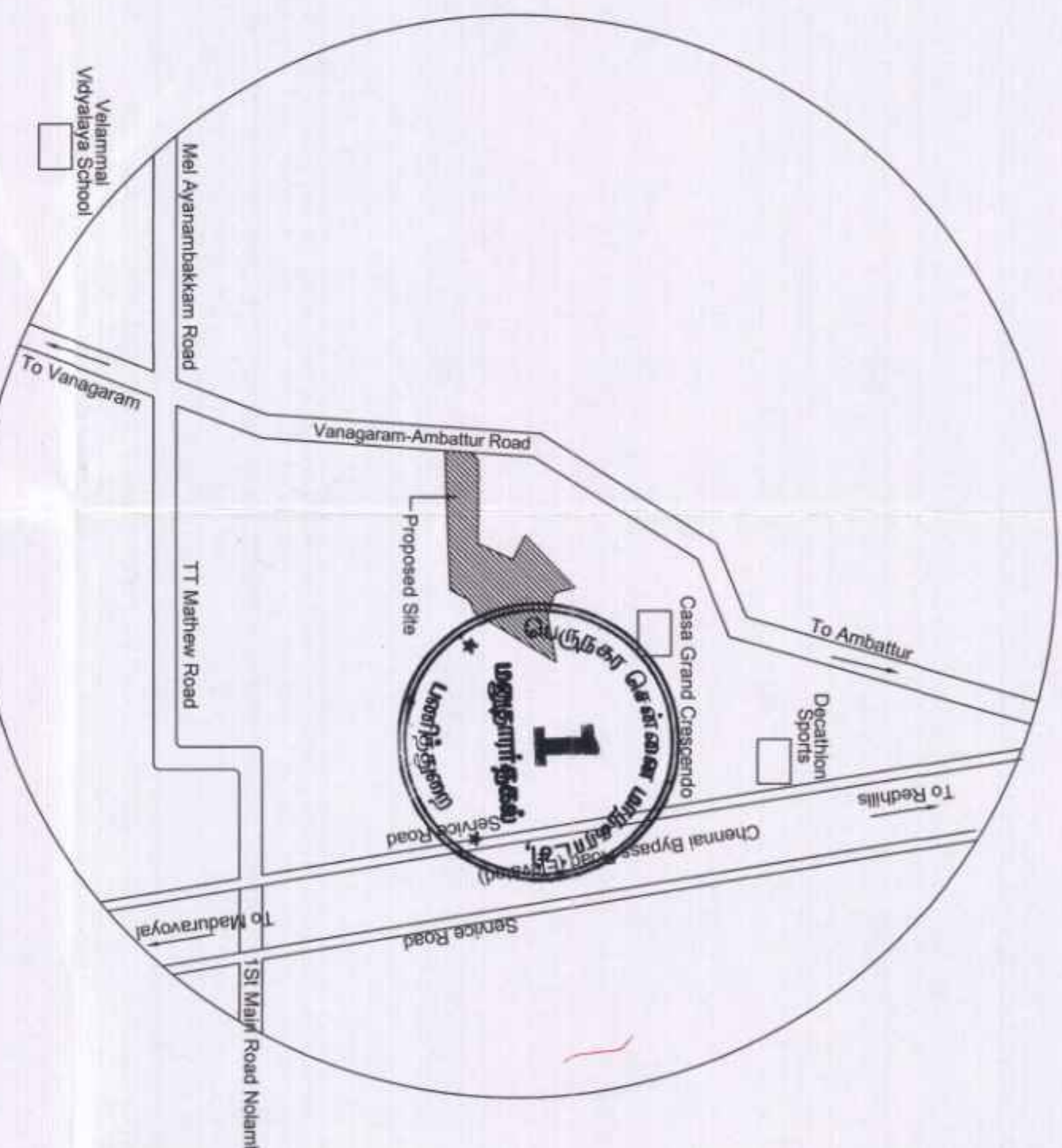
[illegible]











| BUILDING WISE FSI STATEMENT |                     |          |          |      |       |     | TOTAL    |
|-----------------------------|---------------------|----------|----------|------|-------|-----|----------|
| BUILDING                    | NO OF SAME BUILDING | FSI AREA |          |      |       |     | FSI AREA |
|                             |                     | COMM.    | RESI.    | IND. | INST. | DU  |          |
| BLOCK-1 (RESI)              |                     | 469.42   | 17248.75 | 0.00 | 0.00  | 165 | 17748.17 |
| Total                       |                     | 469.42   | 17248.75 | 0.00 | 0.00  | 165 | 17748.17 |

[illegible]

| BIRLA EMU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| PLAN SHOWING THE PROPOSED ADDITIONAL 5TH FLOOR CONSTRUCTION WITH 36 DWELLINGS AND 12 CAR PARKING SPACES. THE PROPOSED 5TH FLOOR-3RD FLOOR-4TH FLOOR RESIDENTIAL BUILDING WITH 47 DWELLINGS (HEIGHT 18.09M), TOTALLY 185 DWELLINGS. VANDANA ROAD, CHENNAI. CEMETARY, OLD D NO. 130/22, 138D PART 5 NO:1592, 154922 AND 154923, 154924, 154925, 154926, 154927, 154928, 154929, 154930, 154931, 154932, 154933, 154934, 154935, 154936, 154937, 154938, 154939, 154940, 154941, 154942, 154943, 154944, 154945, 154946, 154947, 154948, 154949, 154950, 154951, 154952, 154953, 154954, 154955, 154956, 154957, 154958, 154959, 154960, 154961, 154962, 154963, 154964, 154965, 154966, 154967, 154968, 154969, 154970, 154971, 154972, 154973, 154974, 154975, 154976, 154977, 154978, 154979, 154980, 154981, 154982, 154983, 154984, 154985, 154986, 154987, 154988, 154989, 154990, 154991, 154992, 154993, 154994, 154995, 154996, 154997, 154998, 154999, 155000, 155001, 155002, 155003, 155004, 155005, 155006, 155007, 155008, 155009, 155010, 155011, 155012, 155013, 155014, 155015, 155016, 155017, 155018, 155019, 155020, 155021, 155022, 155023, 155024, 155025, 155026, 155027, 155028, 155029, 155030, 155031, 155032, 155033, 155034, 155035, 155036, 155037, 155038, 155039, 155040, 155041, 155042, 155043, 155044, 155045, 155046, 155047, 155048, 155049, 155050, 155051, 155052, 155053, 155054, 155055, 155056, 155057, 155058, 155059, 155060, 155061, 155062, 155063, 155064, 155065, 155066, 155067, 155068, 155069, 155070, 155071, 155072, 155073, 155074, 155075, 155076, 155077, 155078, 155079, 155080, 155081, 155082, 155083, 155084, 155085, 155086, 155087, 155088, 155089, 155090, 155091, 155092, 155093, 155094, 155095, 155096, 155097, 155098, 155099, 155100, 155101, 155102, 155103, 155104, 155105, 155106, 155107, 155108, 155109, 155110, 155111, 155112, 155113, 155114, 155115, 155116, 155117, 155118, 155119, 155120, 155121, 155122, 155123, 155124, 155125, 155126, 155127, 155128, 155129, 155130, 155131, 155132, 155133, 155134, 155135, 155136, 155137, 155138, 155139, 155140, 155141, 155142, 155143, 155144, 155145, 155146, 155147, 155148, 155149, 155150, 155151, 155152, 155153, 155154, 155155, 155156, 155157, 155158, 155159, 155160, 155161, 155162, 155163, 155164, 155165, 155166, 155167, 155168, 155169, 155170, 155171, 155172, 155173, 155174, 155175, 155176, 155177, 155178, 155179, 155180, 155181, 155182, 155183, 155184, 155185, 155186, 155187, 155188, 155189, 155190, 155191, 155192, 155193, 155194, 155195, 155196, 155197, 155198, 155199, 155200, 155201, 155202, 155203, 155204, 155205, 155206, 155207, 155208, 155209, 155210, 155211, 155212, 155213, 155214, 155215, 155216, 155217, 155218, 155219, 155220, 155221, 155222, 155223, 155224, 155225, 155226, 155227, 155228, 155229, 155230, 155231, 155232, 155233, 155234, 155235, 155236, 155237, 155238, 155239, 155240, 155241, 155242, 155243, 155244, 155245, 155246, 155247, 155248, 155249, 155250, 155251, 155252, 155253, 155254, 155255, 155256, 155257, 155258, 155259, 155260, 155261, 155262, 155263, 155264, 155265, 155266, 155267, 155268, 155269, 155270, 155271, 155272, 155273, 155274, 155275, 155276, 155277, 155278, 155279, 155280, 155281, 155282, 155283, 155284, 155285, 155286, 155287, 155288, 155289, 155290, 155291, 155292, 155293, 155294, 155295, 155296, 155297, 155298, 155299, 155300, 155301, 155302, 155303, 155304, 155305, 155306, 155307, 155308, 155309, 155310, 155311, 155312, 155313, 155314, 155315, 155316, 155317, 155318, 155319, 155320, 155321, 155322, 155323, 155324, 155325, 155326, 155327, 155328, 155329, 155330, 155331, 155332, 155333, 155334, 155335, 155336, 155337, 155338, 155339, 155340, 155341, 155342, 155343, 155344, 155345, 155346, 155347, 155348, 155349, 155350, 155351, 155352, 155353, 155354, 155355, 155356, 155357, 155358, 155359, 155360, 155361, 155362, 155363, 155364, 155365, 155366, 155367, 155368, 155369, 155370, 155371, 155372, 155373, 155374, 155375, 155376, 155377, 155378, 155379, 155380, 155381, 155382, 155383, 155384, 155385, 155386, 155387, 155388, 155389, 155390, 155391, 155392, 155393, 155394, 155395, 155396, 155397, 155398, 155399, 155400, 155401, 155402, 155403, 155404, 155405, 155406, 155407, 155408, 155409, 155410, 155411, 1554 |  |  |  |

[illegible]

## SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER

P.C.C 1:4:8  
Sand filling  
30 23 0.46 1.50

SECTION-AA

7.5CM DWARF WALL

P.C.C 1:4:8

CROSS SECTION OF DWARF WALL

NOT TO SCALE

CROSS SECTION OF DWARF WALL  
NOT TO SCALE

STRUCTURAL ENGINEER

ARCHITECT:

OWNER:

K. J. JAHN, JR., L.A.M.  
 10000 W. 14th Street,  
 Suite 100, Los Angeles, CA 90025  
 Phone: 310.441.1111  
 Fax: 310.441.1112  
 E-mail: kja@kjaarch.com

K. J. JAHN, JR., L.A.M.  
 10000 W. 14th Street,  
 Suite 100, Los Angeles, CA 90025  
 Phone: 310.441.1111  
 Fax: 310.441.1112  
 E-mail: kja@kjaarch.com

K. J. JAHN, JR., L.A.M.  
 10000 W. 14th Street,  
 Suite 100, Los Angeles, CA 90025  
 Phone: 310.441.1111  
 Fax: 310.441.1112  
 E-mail: kja@kjaarch.com

**MATHEMATICS DEVELOPMENT PVT. LTD.**

*[Signature]*

**AUTHORIZED SIGNATORY**

NOTED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Deputy Mayor / Chief of Police (Interim-Deputy)

High Rise Building (High Rise) New Building

This agreement is valid only when the following terms are stated in the contract (and they

|         |      |
|---------|------|
| KEY NO. | 3668 |
|---------|------|

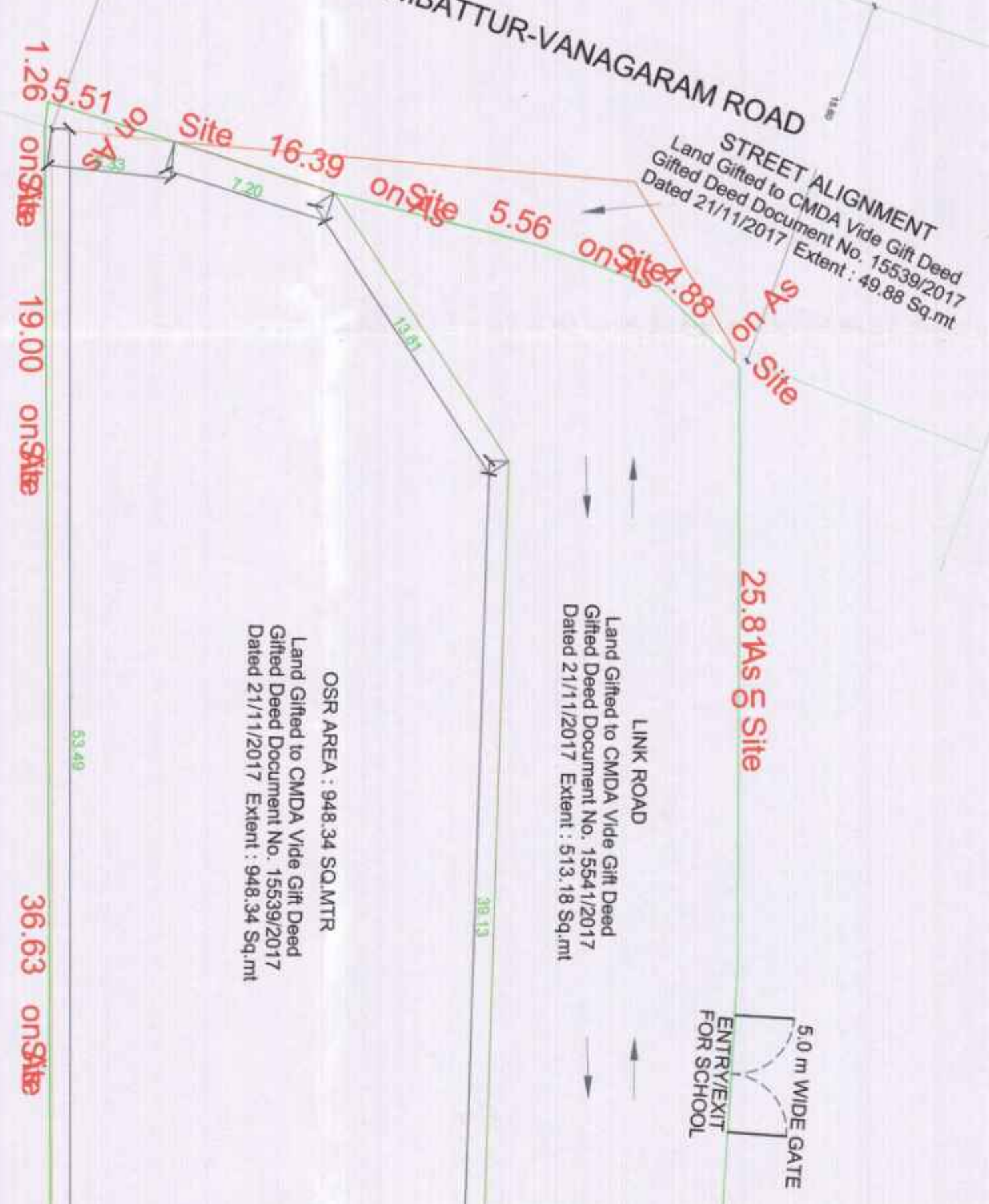
ARCH E (36.00 x 48.00 Inches)

Applicants ( Owner / Developer / Power of Attorney )

|         |      |
|---------|------|
| KEY NO. | 3686 |
|---------|------|

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

PLAYGROUND, THE PROPOSED ADDITION 5TH FLOOR CONSTRUCTION, WITH 38 DWELLINGS, AND REVISION TO EARLIER APPROVED BASEMENT FLOOR-SLIP 1 FLOOR +41.00S RESIDENTIAL BUILDING WITH 147 DWELLINGS (HEIGHT: 18.65M), TOTAL 185 DWELLING UNITS WITH GYM AND CLUBHOUSE AT ALMATAIRY, VANDAGARA ROAD, CHEMMA, COMPRISED IN OLD S.NO:1329/49, 1391, PARTT 5, NO:1522, 154/22, 154/1, BLOCK NO:22, WARD:5 OF ALMATAIRY VILLAGE, WITHIN THE LIMITS OF GREENER CHEMMA CORPORATION



SCALE-1:200

SCALE 1:100



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

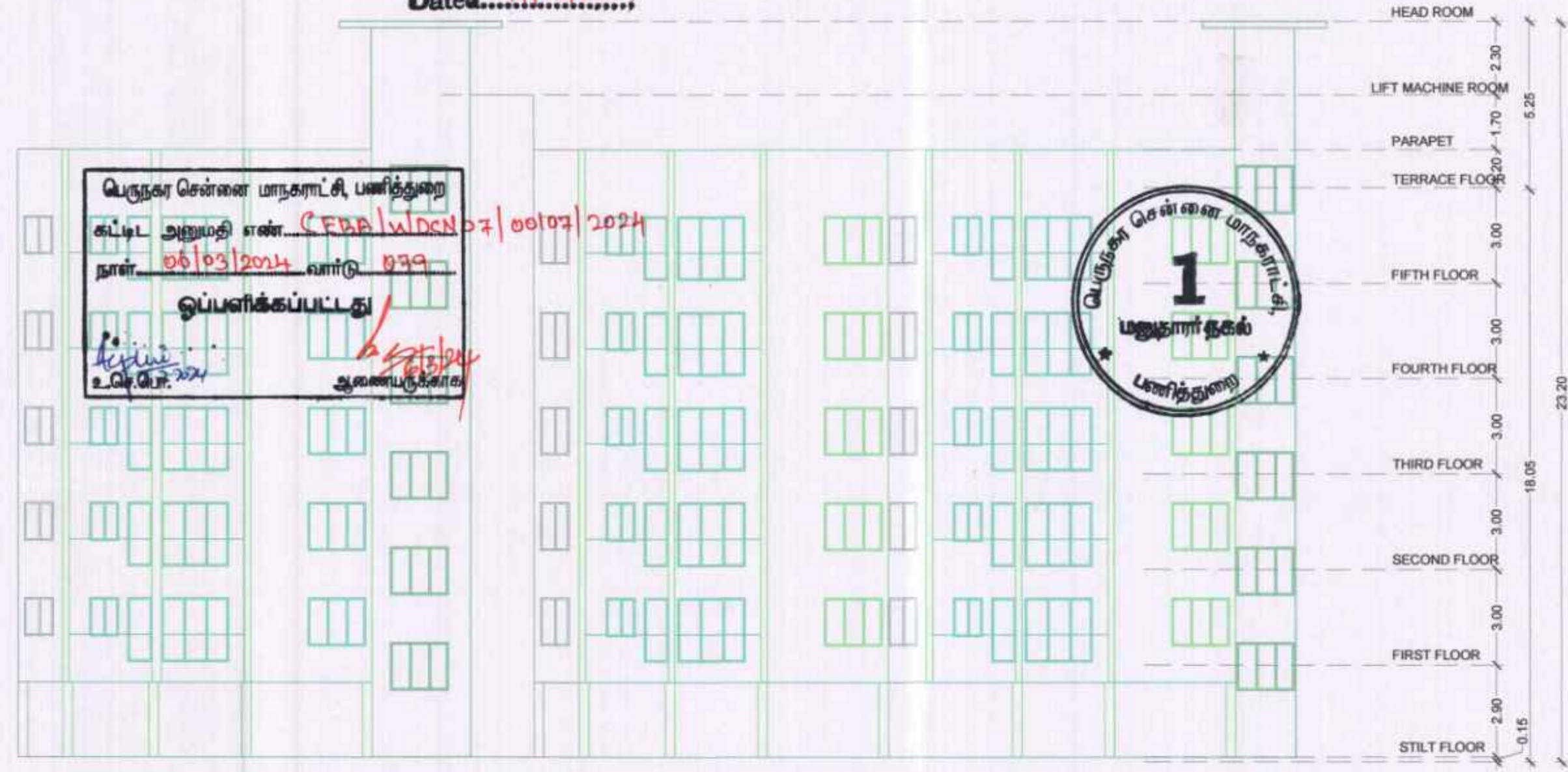
OWNER

For NATURAL SCOURCES DEVELOPMENT PVT. LTD.  
AUTHORISED SIGNATORY

ARCH\_E(36.00\_x\_48.00\_inches)

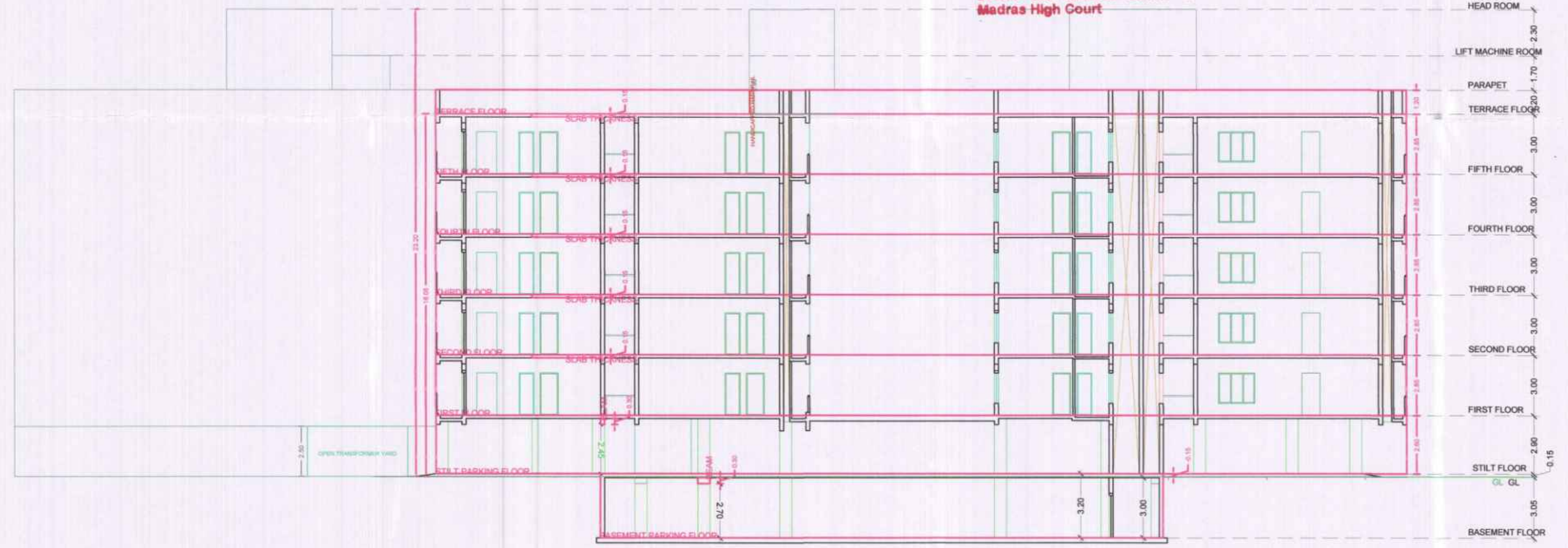
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

P.P.A approved by  
C.M.D.A vide  
Lr.No...  
Dated...  
C.M.D.A/PP/NHRB/C/0453/2023  
14/02/2024

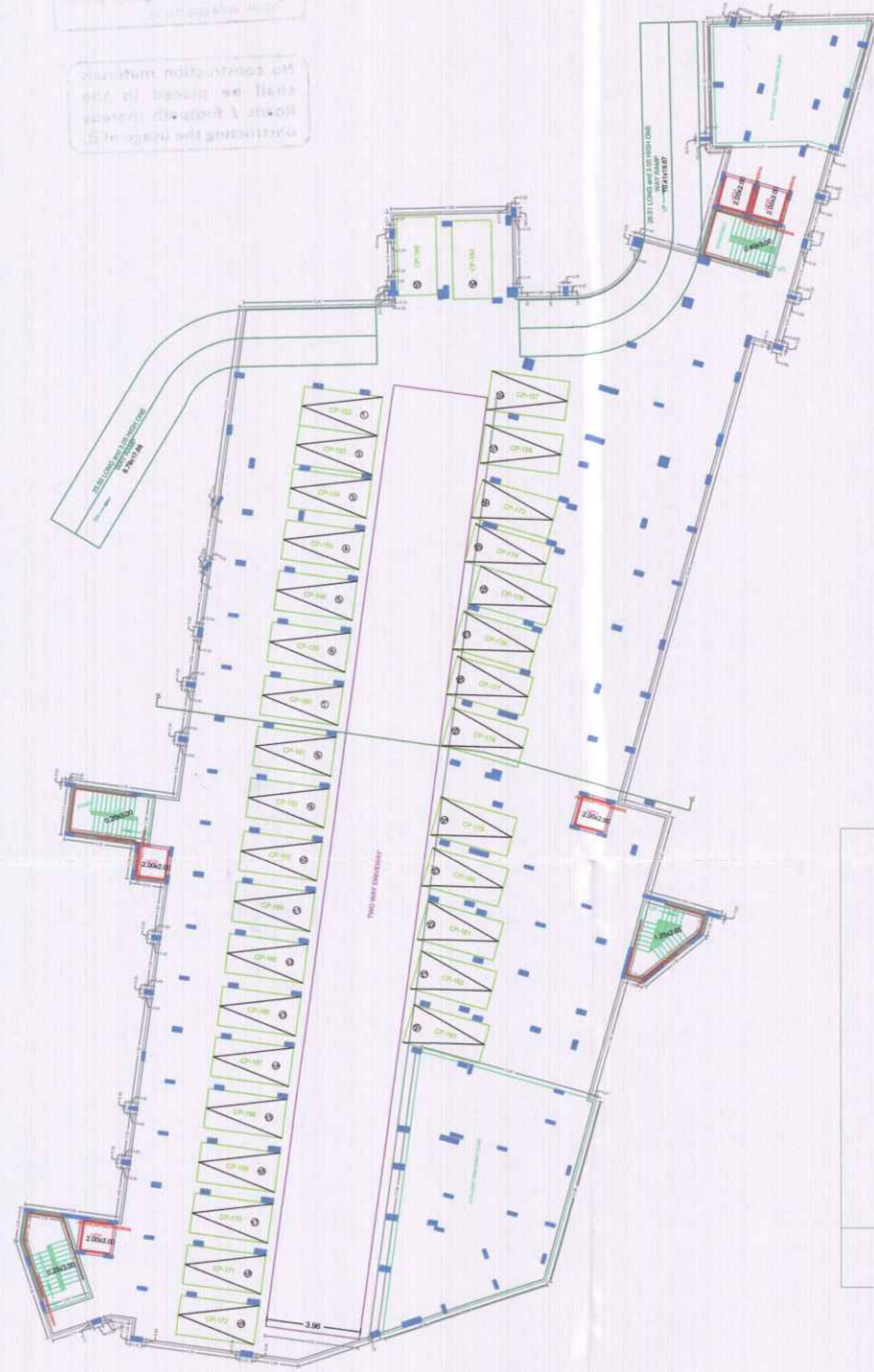


ELEVATION - 1

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



SECTION



BASEMENT PARKING FLOOR PLAN

SCALE - 1:150

APPROVAL CONDITION  
SCALE 1:100  
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
APPROVED  
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

STRUCTURAL ENGINEER:  
K. RAJKUMAR, B.E., M.Tech.,  
Structural Consultant  
Registered Structural Engineer  
Grade-I (SE)-CMDA  
Reg. No: SE/GR-1/19/03/635  
Palikarai, Chennai-600 101.  
Cell: 9843977835

ARCHITECT:  
K. JAMAL MOHIDEEN, B.Arch.,  
Registered Architect-CA/83/07868  
New No: 15, 54th Street,  
Ashok Nagar, Chennai-600 083,  
Greater Chennai Corporation  
Registration No. RA100092019  
Mobile: 98400 98425  
E-mail: jarchitect@gmail.com

OWNER:  
For NATURE RESIDENCES DEVELOPMENT PVT. LTD.  
AUTHORISED SIGNATORY

KEY NO. 3888

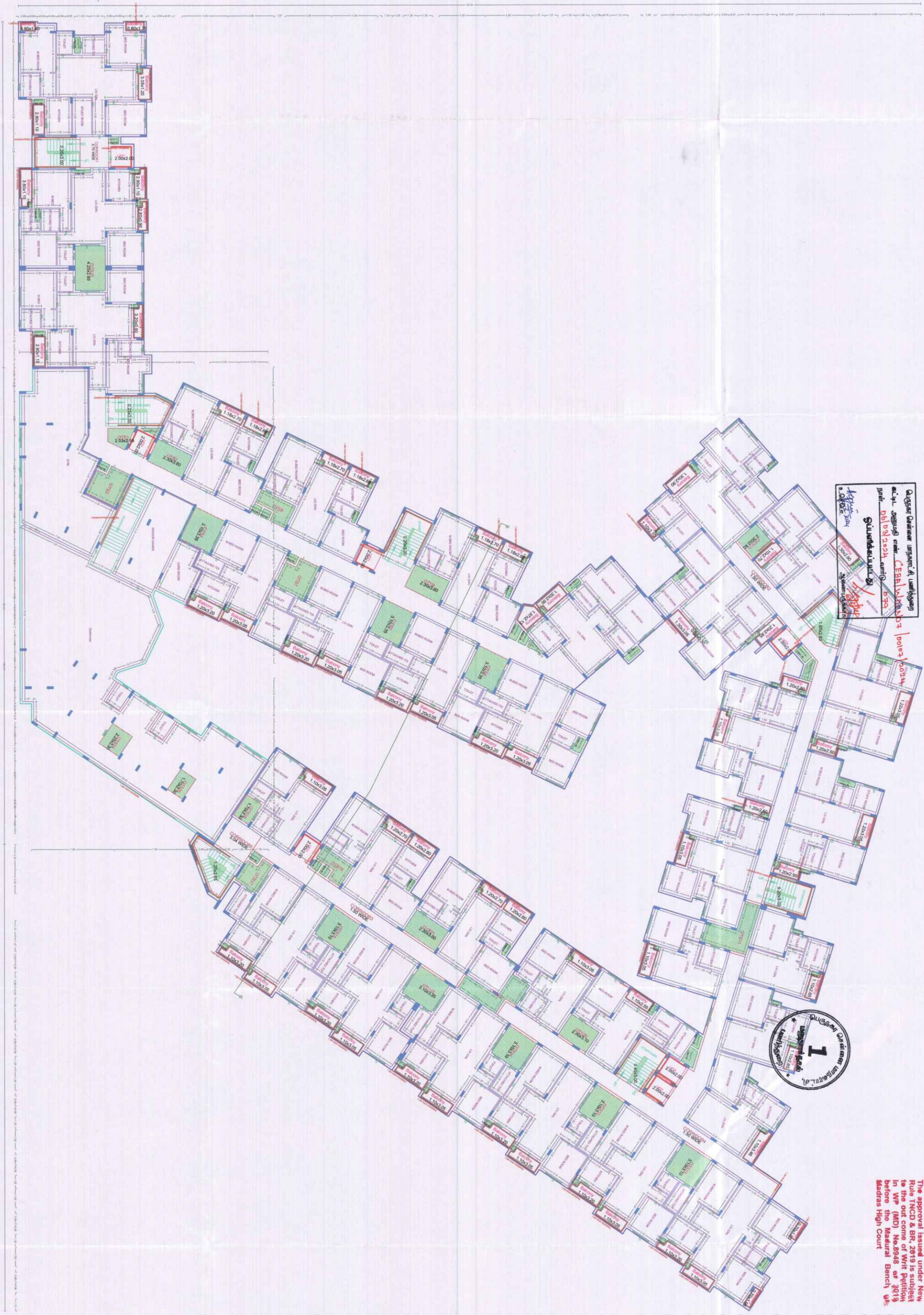
QR CODE

NOTES:  
1. The drawing is prepared in accordance with the provisions of the Tamil Nadu Building Regulation and Code of Ordinances, 1972.  
2. The drawing is prepared in accordance with the provisions of the Tamil Nadu Building Regulation and Code of Ordinances, 1972.  
3. The drawing is prepared in accordance with the provisions of the Tamil Nadu Building Regulation and Code of Ordinances, 1972.

NOTES:  
1. The drawing is prepared in accordance with the provisions of the Tamil Nadu Building Regulation and Code of Ordinances, 1972.  
2. The drawing is prepared in accordance with the provisions of the Tamil Nadu Building Regulation and Code of Ordinances, 1972.  
3. The drawing is prepared in accordance with the provisions of the Tamil Nadu Building Regulation and Code of Ordinances, 1972.

P.P.A approved by  
C.M.D.A. vide P.P.A. No. 1063/2023  
Dated: 11/05/2023

The approval issued under New  
Rule 17(CD) & BR, 2015 is subject  
to the condition that the building  
shall be completed within 18 months  
before the Natural Bench of  
Madras High Court.



FIRST FLOOR PLAN  
SCALE: 1:150

| STRUCTURAL ENGINEER                                                                         | ARCHITECT                                                                       | OWNER                                                                      |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>R. K. KUMAR</b><br>Structural Consultant<br>Reg. No. SE/08/19/02/025<br>Cell: 9843977835 | <b>K. K. K. K.</b><br>Architect<br>Reg. No. AR/08/19/02/025<br>Cell: 9843977835 | <b>M. M. M. M.</b><br>Owner<br>Reg. No. O/08/19/02/025<br>Cell: 9843977835 |

| APPROVAL CONDITION                                 |
|----------------------------------------------------|
| SCALE: 1:100                                       |
| CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY         |
| APPROVED                                           |
| SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE |
| DATE: 11/05/2023                                   |
| CODE                                               |

1. The drawings are prepared by the Architect and are to be used for the purpose of obtaining the necessary permissions from the competent authorities for the construction of the building. The drawings are not to be used for any other purpose without the written consent of the Architect.

2. The drawings are prepared by the Architect and are to be used for the purpose of obtaining the necessary permissions from the competent authorities for the construction of the building. The drawings are not to be used for any other purpose without the written consent of the Architect.

P.A. approved by  
C.M.D.A. vide P.P.1198/10153/2023  
Dated: 11/01/2024

The approval issued under New  
Rule 110C & BR, 2019 is subject  
to the condition that the Petition  
is to be approved by the  
before the Madras Bench of  
Madras High Court



TYPICAL 2-3/4 FLOOR PLAN

SCALE: 1:150

FLOOR NAME: SHEET NO. 9/7  
FLOOR NAME:  
PLAN SHOWING THE PROPOSED ADDITIONAL 2 3/4 FLOOR  
APPROVED RESIDENT FLOOR-FLOORS  
RESIDENTIAL BUILDING WITH 47 DWELLING UNITS (18.5M  
ABOVE THE GROUND LEVEL) TO BE CONSTRUCTED IN OLD  
S.NO.1029/2/1, 13/1 PART 1, S.NO.1502/34/2, 15/1, BLOCK  
NO.22, WARD 6 OF ANIPATTU WILDLIFE, WITHIN THE LIMITS OF  
CITY DEVELOPMENT CORPORATION

APPROVAL CONDITION

SCALE: 1:150

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

STRUCTURAL ENGINEER:  
K. RAJENDRAN, B. A. M. S. S. S.  
Structural Consultant  
Reg. Grade I (CE)-2024  
Registration No. M-000000019  
Phone: 9843977835  
Cell: 9843977835

ARCHITECT:  
K. RAJENDRAN, B. A. M. S. S. S.  
Architect  
Reg. Grade I (CE)-2024  
Registration No. M-000000019  
Phone: 9843977835  
Cell: 9843977835

OWNER:  
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
APPROVED

For Drawing, Design, Construction, etc.  
After the drawing is approved by the  
The drawing is to be used for the purpose of obtaining the necessary permissions from the competent authorities for the construction of the building. The drawings are not to be used for any other purpose without the written consent of the Architect.



APPROVED FOR CONSTRUCTION  
DATE: 10/03/2023  
BY: [Signature]  
PROJECT: [Project Name]

P.A. approved by  
City Engineer  
Dated: 10/03/2023

Approved by  
[Signature]  
[Signature]

This approval issued under New  
Rule 170D & BR, 2019 is subject  
to the condition that the project  
shall be completed within the  
period of 18 months from the date  
of issue of this approval.



TERRACE FLOOR PLAN

SCALE: 1:150

FLOOR NAME: 5th Floor  
SHEET NO: 7/7  
P.A. NO: 10/03/2023  
APPROVED FOR CONSTRUCTION  
DATE: 10/03/2023  
BY: [Signature]  
PROJECT: [Project Name]

APPROVAL CONDITION  
SCALE: 1:150  
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
APPROVED

STRUCTURAL ENGINEER: K. JAYAKUMAR, B.E., M.Tech.  
ARCHITECT: K. JAYAKUMAR, B.E., M.Tech.  
OWNER: [Signature]

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

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