



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™



PLANNING CLEARANCE FOR THE PROPOSED RECONSTRUCTION OF GROUP DEVELOPMENT CONSISTING 4 BLOCKS (BLOCK A - 72 DU's, BLOCK B - 72 DU's, BLOCK C - 126 DU's, BLOCK D - 180 DU's), GROUND FLOOR +5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING), TOTALLY 450 DWELLING UNITS (HEIGHT - 17.88 m) AT MAYOR KABALA MOORTHY ROAD, NAVALAR NEDUNCHEZHIAN NAGAR, CHINTATHRIPET CHENNAI COMPRISED IN S.NO.458/PT. BLOCK NO:9 OF CHINTADRIPET VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.85 sq.m
Common Area/Unit	- 7.30 Sq.m
PLINTH AREA / UNIT (WITHOUT COMMON AREA)	- 32.55 sq.m
CARPET AREA (GENERAL UNIT)	- 26.58 sq.m
CARPET AREA (PWD UNIT)	- 27.176 Sq.m

GENERAL UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D2	PVC FLUSH DOOR	0.75 x 1.98	0	1.98
SD	SLIDING DOOR	Size to be confirmed after structural dwg	0	1.98

PWD UNIT JOINERY SCHEDULE:

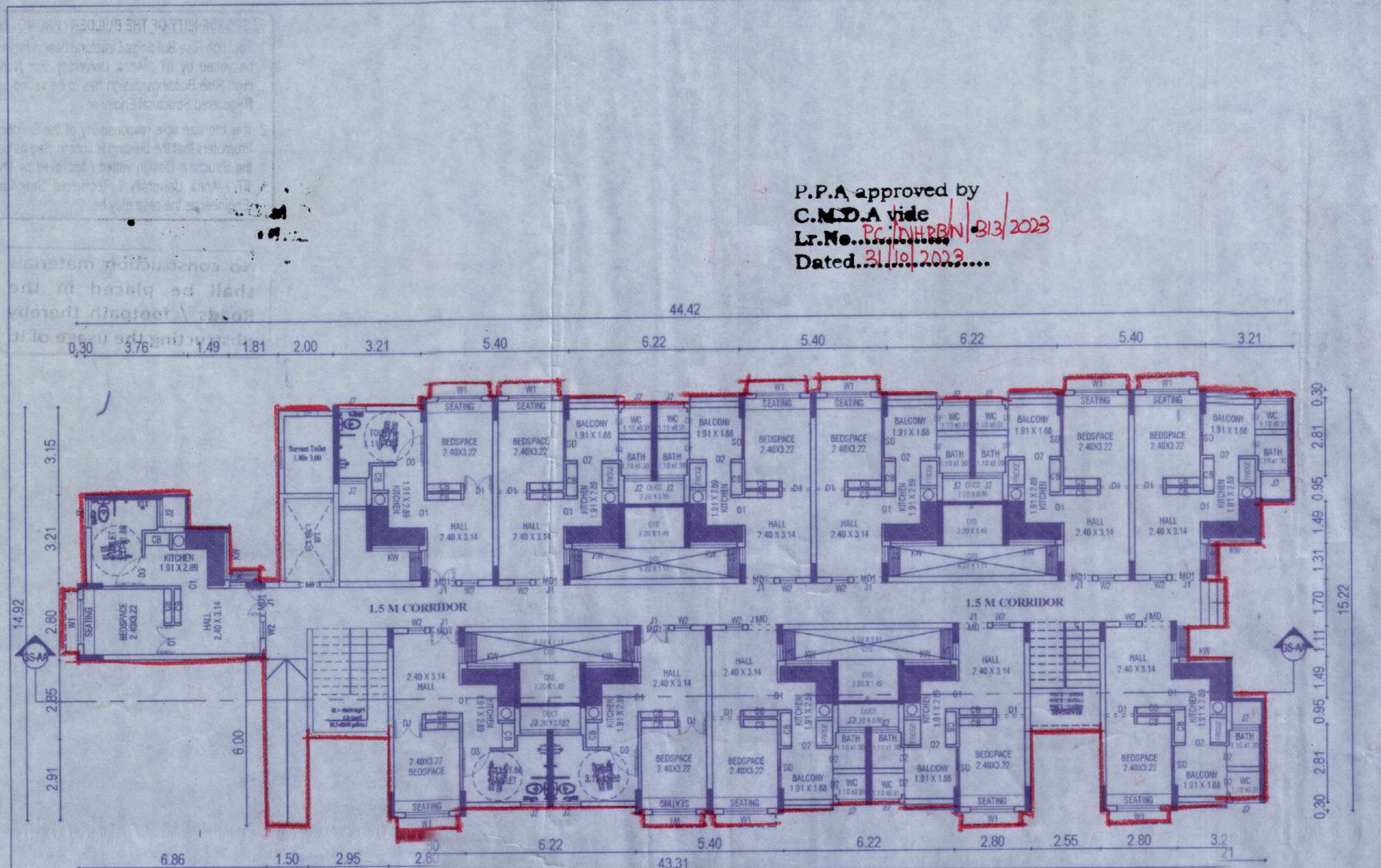
Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D3	PVC FLUSH DOOR	1.05 x 2.10	0	2.10

JAALI DETAILS:

Name	Description	Size	Sill	Lintel
J1	BRICK JAALI	1.00 x 0.45		Beam Bottom
J2	BRICK JAALI	1.85 x 0.23	2.20	2.43
J3	BRICK JAALI (DUCT GF)	0.33 - width (both sides of opening)	0.15	
	Opening-(0.75x1.5 From FFL)	1.80 - width	0.3 Above Opening	Beam bottom
J4	BRICK JAALI (DUCT GF)	0.60 - width	0.3 Above Opening	Beam bottom
J5	BRICK JAALI (DUCT FF)	1.80 - width	0.15	Beam bottom
J6	BRICK JAALI (DUCT FF)	0.60 - width	0.15	Beam bottom
J7	Concrete Louvers	2.20 - width 0.2 x 0.08	Above parapet	Beam bottom

NOTE: 1. ALL DIMENSIONS ARE IN METER.

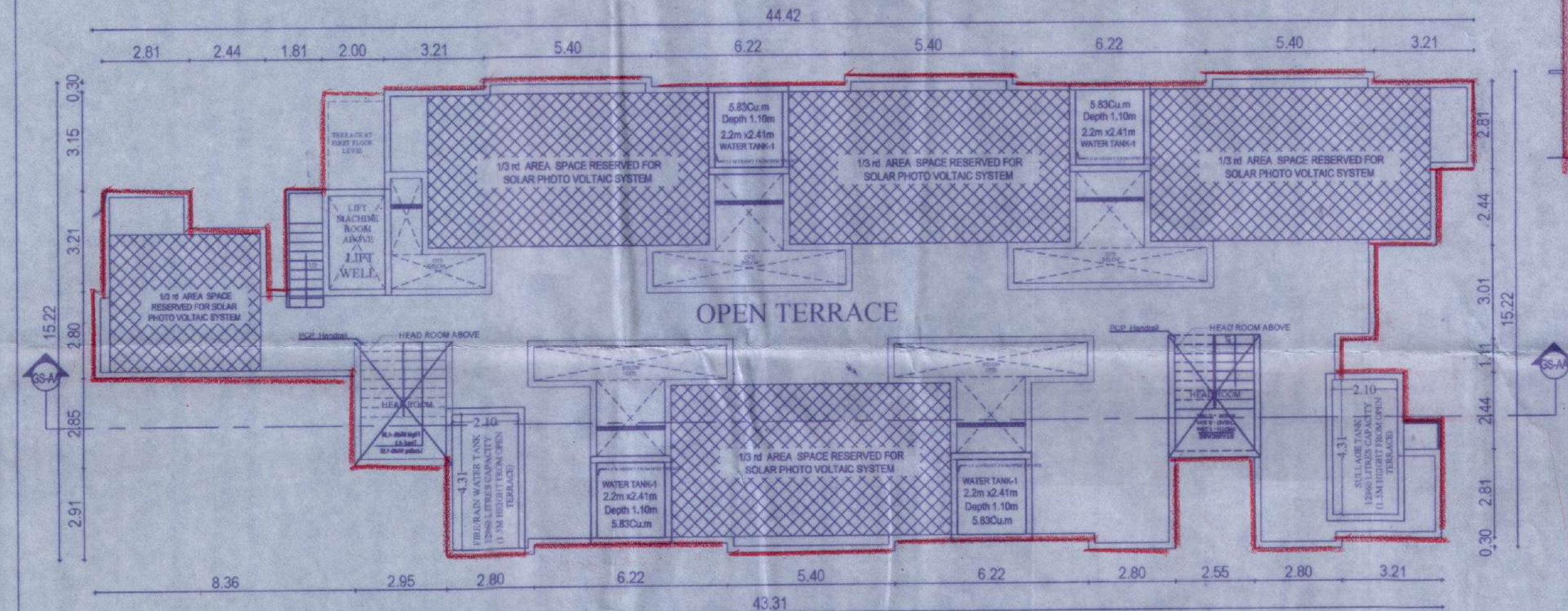
SCALE 1:150	PROJECT	NN NAGAR BLOCK A
SIZE A1	DWG. TITLE	APPROVAL DRAWING
TECHNICAL ASST.	TOWN PLANNING SPECIALIST.	
ASST. PLANNER	ARCHITECT	
EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B WYBARADI, CHENNAI-600 099	STRUCTURAL ENGINEER	
SENIOR PLANNER	CHIEF ENGINEER	



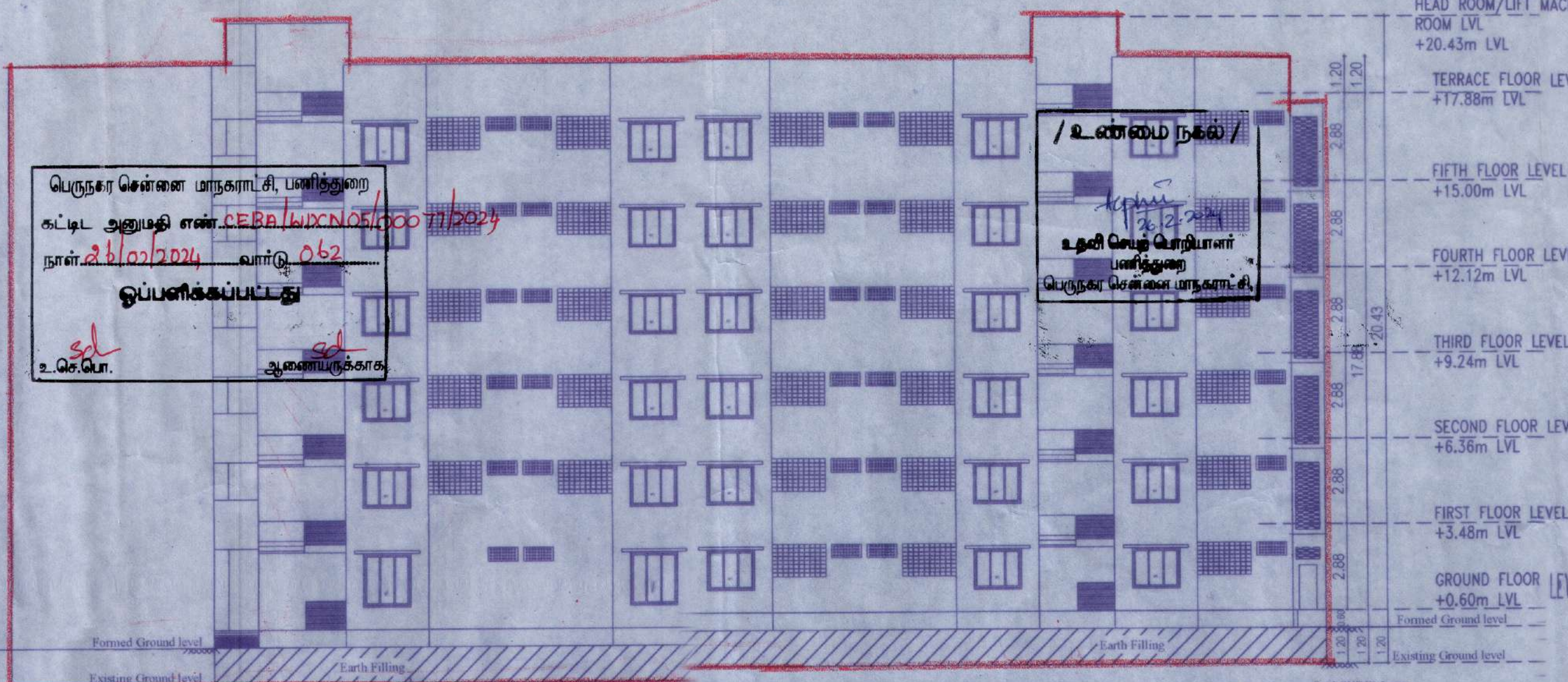
GROUND FLOOR PLAN OF BLOCK A



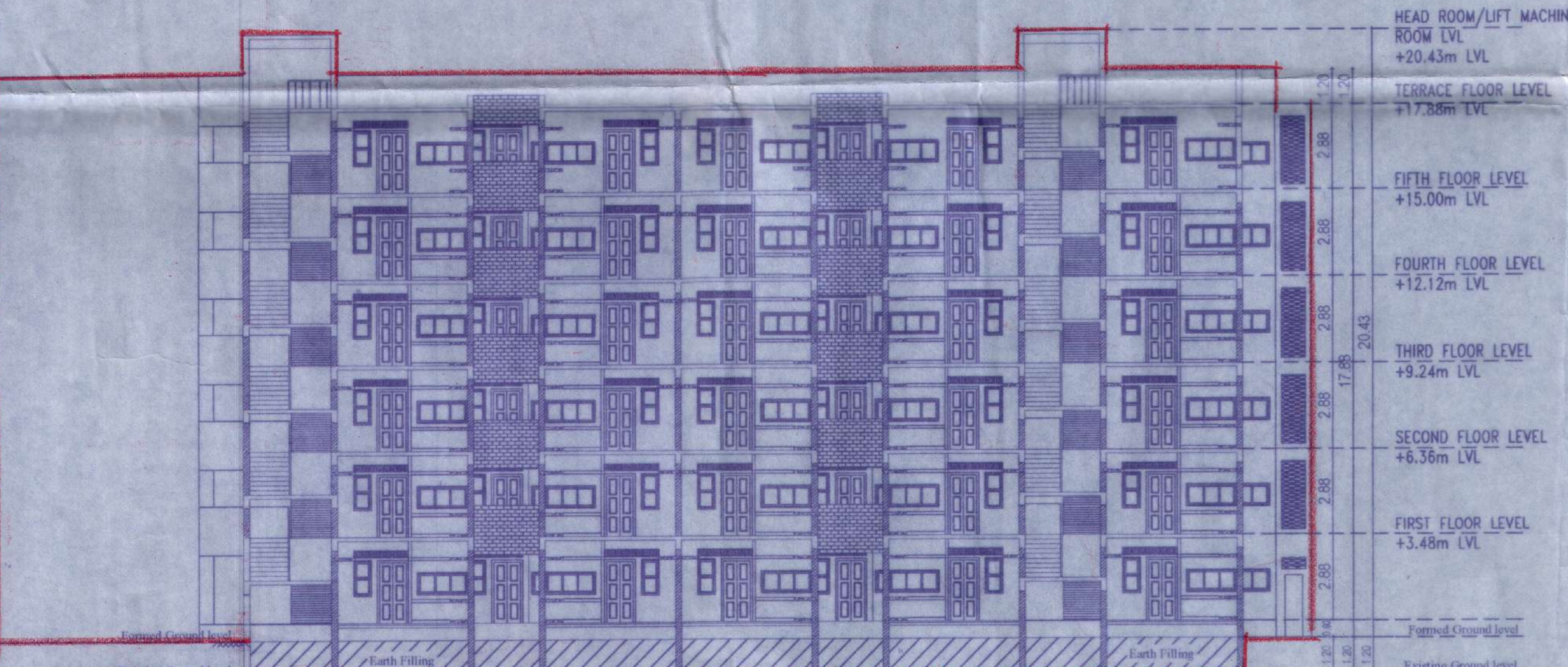
TYPICAL FLOOR PLAN 01st TO 05 th FLOORS OF BLOCK A



TERRACE FLOOR PLAN OF BLOCK A



FRONT ELEVATION TYPICAL OF BLOCK A



SECTION AA OF BLOCK A

P.P.A approved by
C.M.D.A vide
Lr.No. P.P.A/MD/2023/03/2023
Dated. 21/09/2023

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

பெருநகர் சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அலுவலர் எண். C.E.B.A.WXN05/0001/2023
நாள். 21/09/2023 வாள். 062
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. அனுமையுருக்காக

/ உணர்த்தல் நகல் /
உதவி செயல் பொதுவாளர்
பணித்துறை
பெருநகர் சென்னை மாநகராட்சி

PLANNING CLEARANCE FOR THE PROPOSED RECONSTRUCTION OF GROUP DEVELOPMENT CONSISTING 4 BLOCKS (BLOCK A - 72 DU's, BLOCK B - 72 DU's, BLOCK C - 126 DU's, BLOCK D - 180 DU's), GROUND FLOOR +5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING), TOTALLY 450 DWELLING UNITS (HEIGHT - 17.88 m) AT MAYOR KABALA MOORTHY ROAD, NAVALAR NEDUNCHEZHIAN NAGAR, CHINTATHRIPET CHENNAI COMPRISED IN S.NO.458/PT. BLOCK NO:9 OF CHINTATHRIPET VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 42.97 sq.m
Common Area/Unit	- 10.53 Sq.m
PLINTH AREA / UNIT (WITHOUT COMMON AREA)	- 32.44 sq.m
CARPET AREA (GENERAL UNIT)	- 26.58 Sq.m
CARPET AREA (PWD UNIT)	- 27.176 Sq.m

GENERAL UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D2	PVC FLUSH DOOR	0.75 x 1.98	0	1.98
SD	SLIDING DOOR	Size to be confirmed after structural dwg	0	1.98

PWD UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D3	PVC FLUSH DOOR	1.05 x 2.10	0	2.10

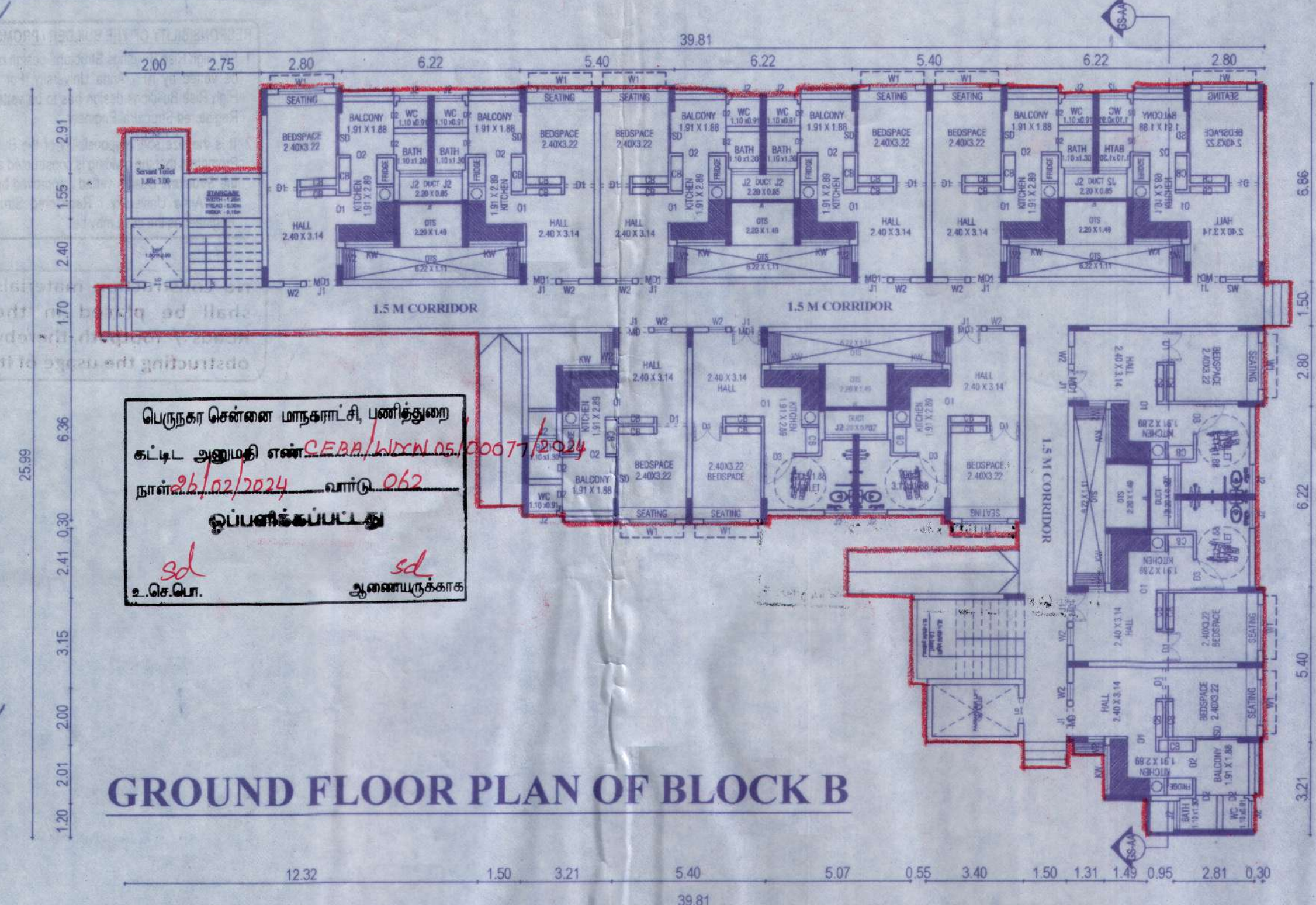
JAALI DETAILS:

Name	Description	Size	Sill	Lintel
J1	BRICK JAALI	1.00 x 0.45		Beam Bottom
J2	BRICK JAALI	1.85 x 0.23	2.20	2.43
J3	BRICK JAALI (DUCT GF)	0.33 - width (both sides of opening)	0.15	
	Opening-(0.75x1.5 From FFL)	1.80 - width	0.3 Above Opening	Beam bottom
J4	BRICK JAALI (DUCT GF)	0.60 - width	0.3 Above Opening	Beam bottom
J5	BRICK JAALI (DUCT FF)	1.80- width	0.15	Beam bottom
J6	BRICK JAALI (DUCT FF)	0.60- width	0.15	Beam bottom
J7	Concrete Louvers	2.20 - width 0.2 x 0.08	Above parapet	Beam bottom

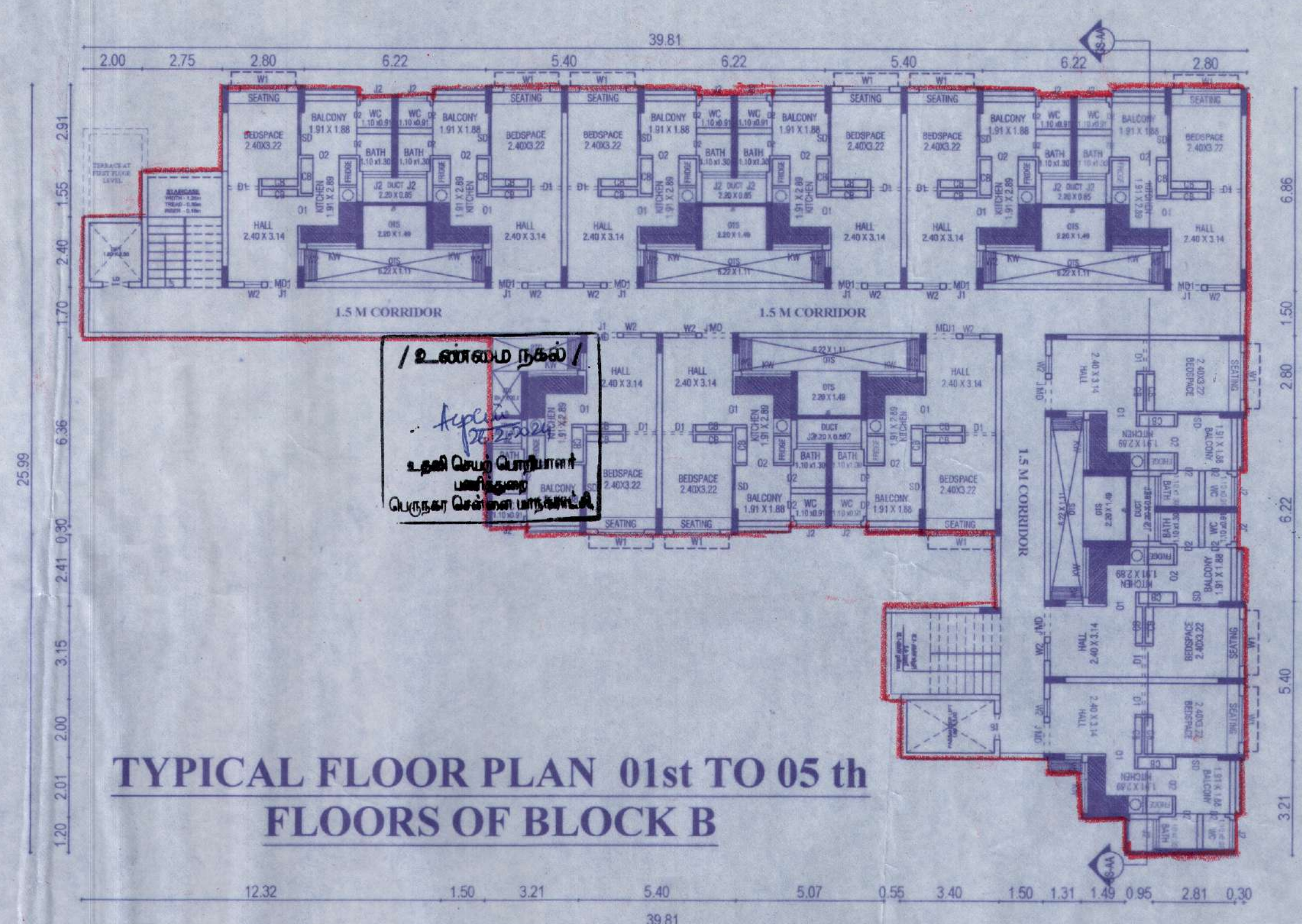
NOTE: 1. ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	NN NAGAR BLOCK B
SIZE A1	DWG. TITLE	APPROVAL DRAWING
TECHNICAL ASST.	TOWN PLANNING SPECIALIST.	
ASST. PLANNER	ARCHITECT	
EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B. VYASAPATI CHENNAI-600019	STRUCTURAL ENGINEER	
SENIOR PLANNER	CHIEF ENGINEER	

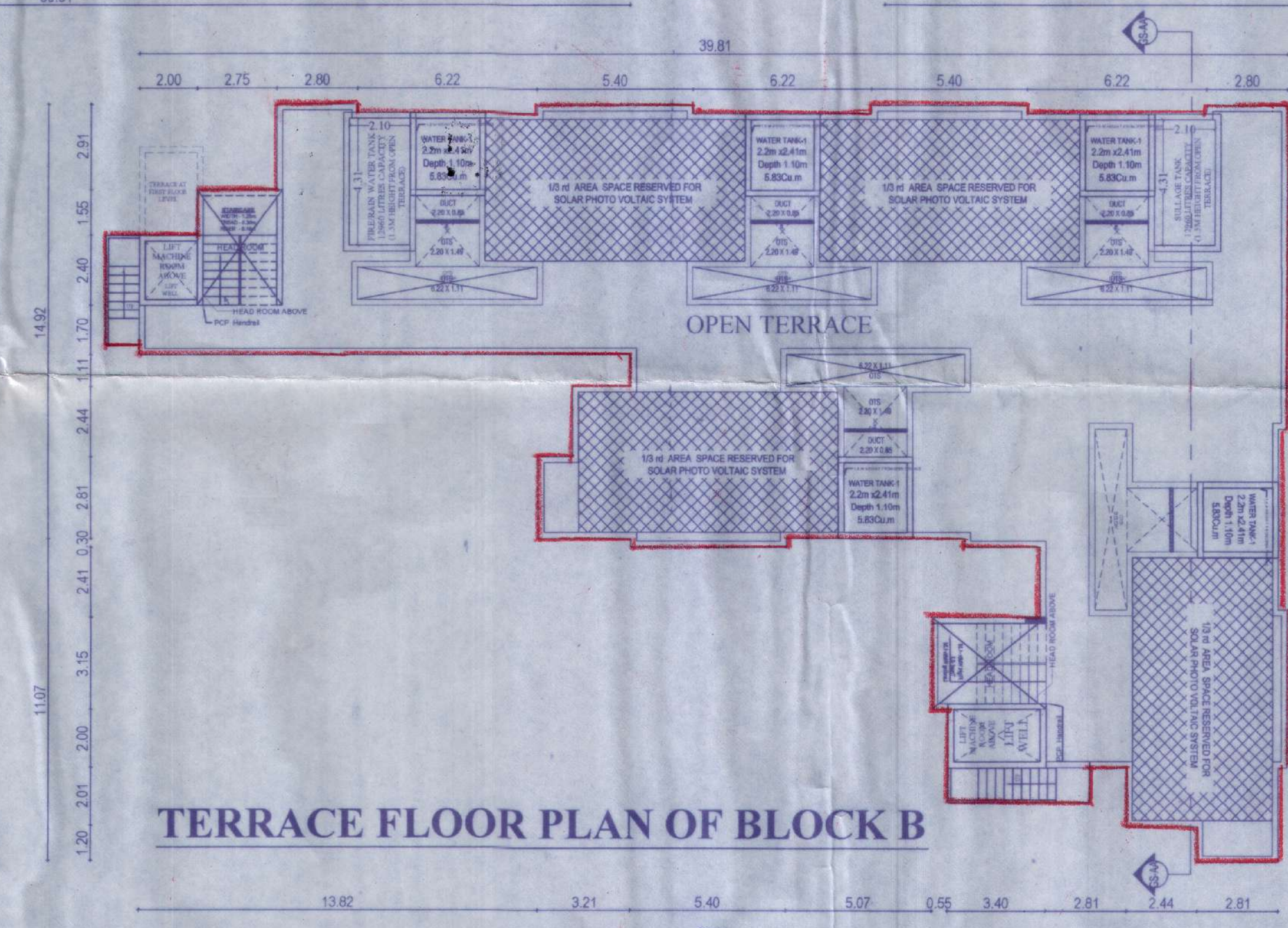
GROUND FLOOR PLAN OF BLOCK B



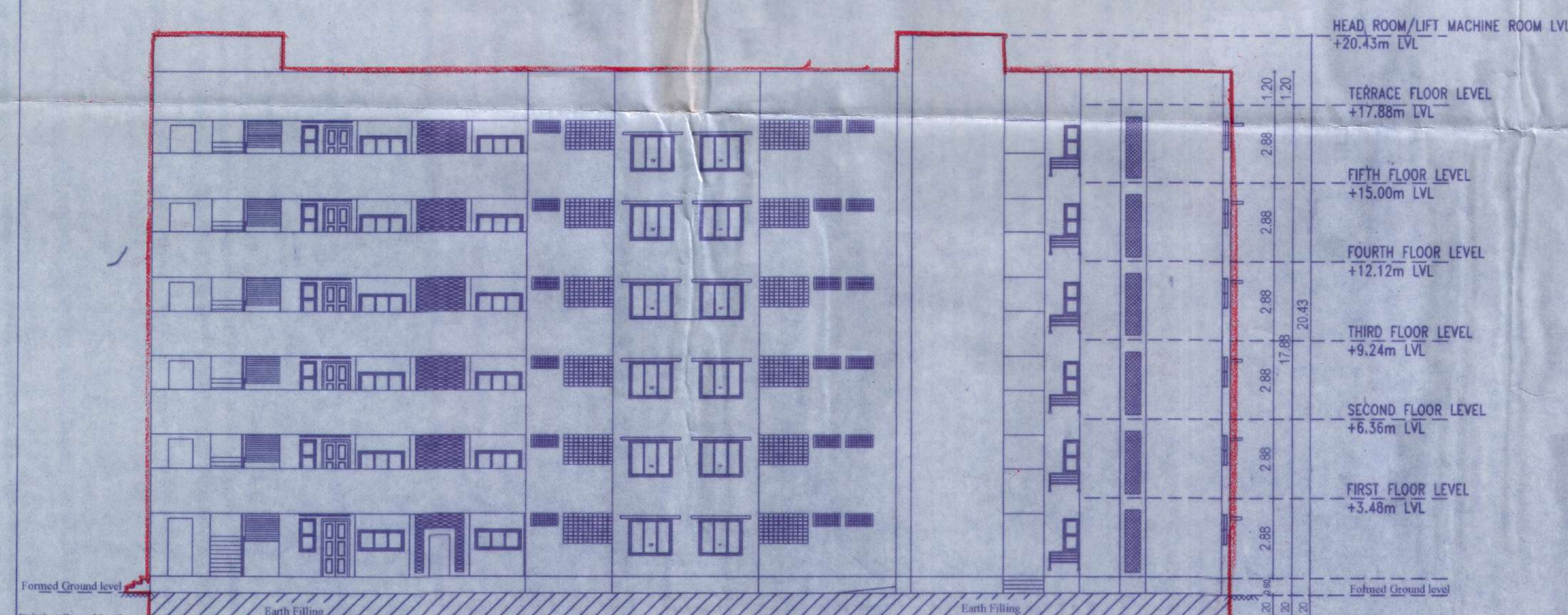
TYPICAL FLOOR PLAN 01st TO 05 th FLOORS OF BLOCK B



TERRACE FLOOR PLAN OF BLOCK B



FRONT ELEVATION OF BLOCK B



SECTION AA OF BLOCK B



(BLOCK NO. C)
(G+5 FLOORS)
(21 DWELLING UNIT / FLOOR)
[126 DWELLING UNIT / BLOCK]

PLANNING CLEARANCE FOR THE PROPOSED
RECONSTRUCTION OF GROUP DEVELOPMENT CONSISTING
4 BLOCKS (BLOCK A - 72 DU's, BLOCK B - 72 DU's, BLOCK C -
126 DU's, BLOCK D - 180 DU's), GROUND FLOOR +5 FLOORS
RESIDENTIAL BUILDING (AFFORDABLE HOUSING),
TOTALLY 450 DWELLING UNITS (HEIGHT - 17.88 m) AT
MAYOR KABALA MOORTHY ROAD, NAVALAR
NEDUNCHEZHIAN NAGAR, CHINTATHRIPET CHENNAI
VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI
CORPORATION

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 42.97 sq.m
Common Area/Unit	- 10.53 Sq.m
PLINTH AREA / UNIT (WITHOUT COMMON AREA)	- 32.44 sq.m
CARPET AREA (GENERAL UNIT)	- 26.58 Sq.m
CARPET AREA (PWD UNIT)	- 27.176 Sq.m

GENERAL UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D2	PVC FLUSH DOOR	0.75 x 1.98	0	1.98
SD	SLIDING DOOR	Size to be confirmed after structural dwg	0	1.98

PWD UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D3	PVC FLUSH DOOR	1.05 x 2.10	0	2.10

JAALI DETAILS:

Name	Description	Size	Sill	Lintel
J1	BRICK JAALI	1.00 x 0.45		Beam Bottom
J2	BRICK JAALI	1.85 x 0.23	2.20	2.43
J3	BRICK JAALI (DUCT GF)	0.33 - width (both sides of opening)	0.15	
	Opening - (0.75x1.5 From FFL)	1.80 - width	0.3 Above Opening	Beam bottom
J4	BRICK JAALI (DUCT GF)	0.60 - width	0.3 Above Opening	Beam bottom
J5	BRICK JAALI (DUCT FF)	1.80 - width	0.15	Beam bottom
J6	BRICK JAALI (DUCT FF)	0.60 - width	0.15	Beam bottom
J7	Concrete Louvers	2.20 - width, 0.2 x 0.08	Above parapet	Beam bottom

NOTE: 1. ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	NN NAGAR BLOCK C
SIZE A1	DWG. TITLE	APPROVAL DRAWING

TECHNICAL ASST.	TOWN PLANNING SPECIALIST.
ASST. PLANNER	ARCHITECT
EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B. VYASAPATHI CHENNAI-600048	STRUCTURAL ENGINEER
SENIOR PLANNER	CHIEF ENGINEER

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

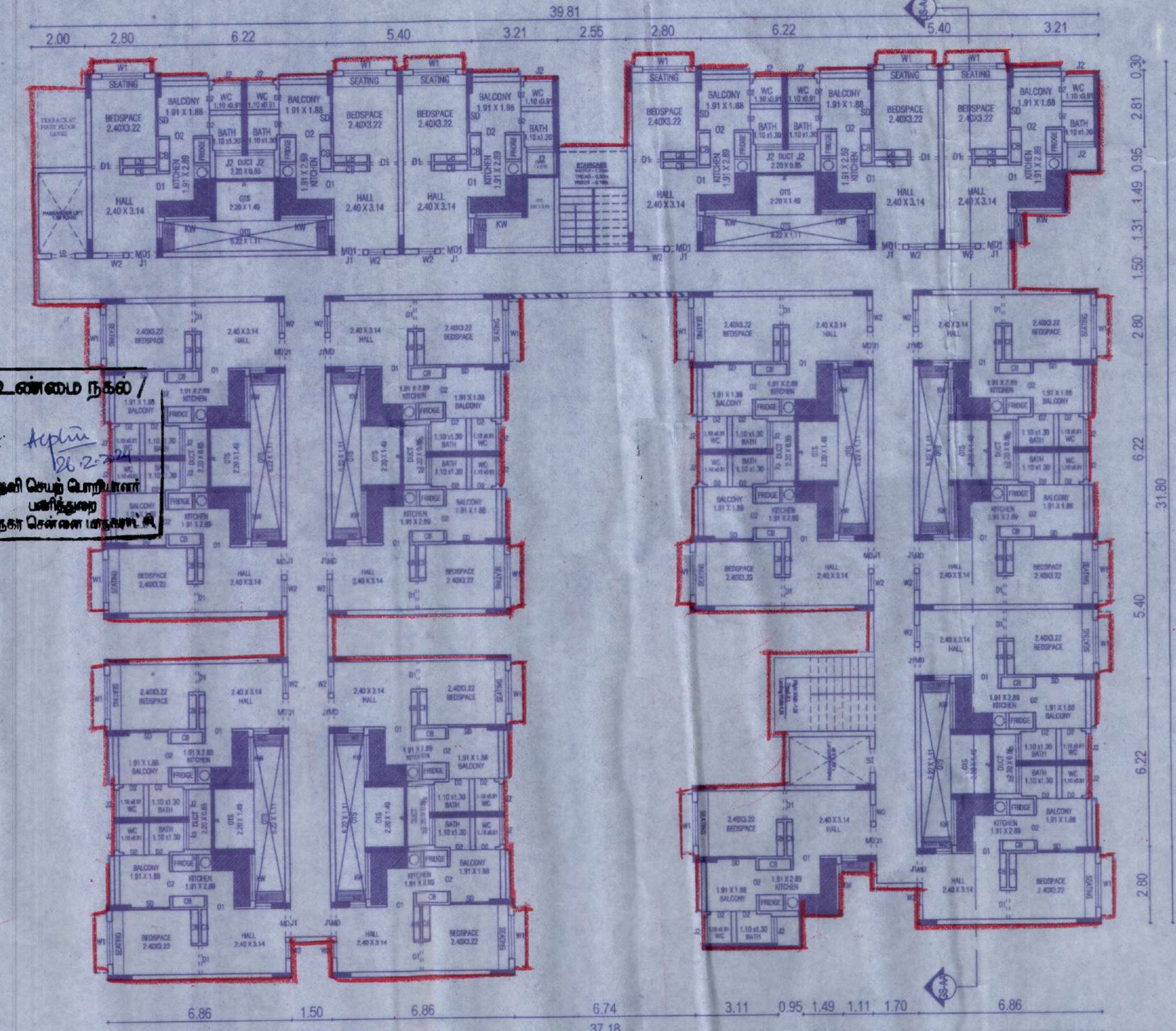
பெருநகர் சென்னை மாநகராட்சி பராமரிப்பு
கட்டிட அனுமதி எண்: **CEA/ND/NO.10007/2022**
நாள்: **21/02/2023** வரை
ஒப்பளிக்கப்பட்டது
ச. செ. பொ.

/ உண்மை நகல் /
சுபிரீம்
26.2.23
உதவி செயல்படுத்தப்பட்டு
பராமரிப்பு
பெருநகர் சென்னை மாநகராட்சி

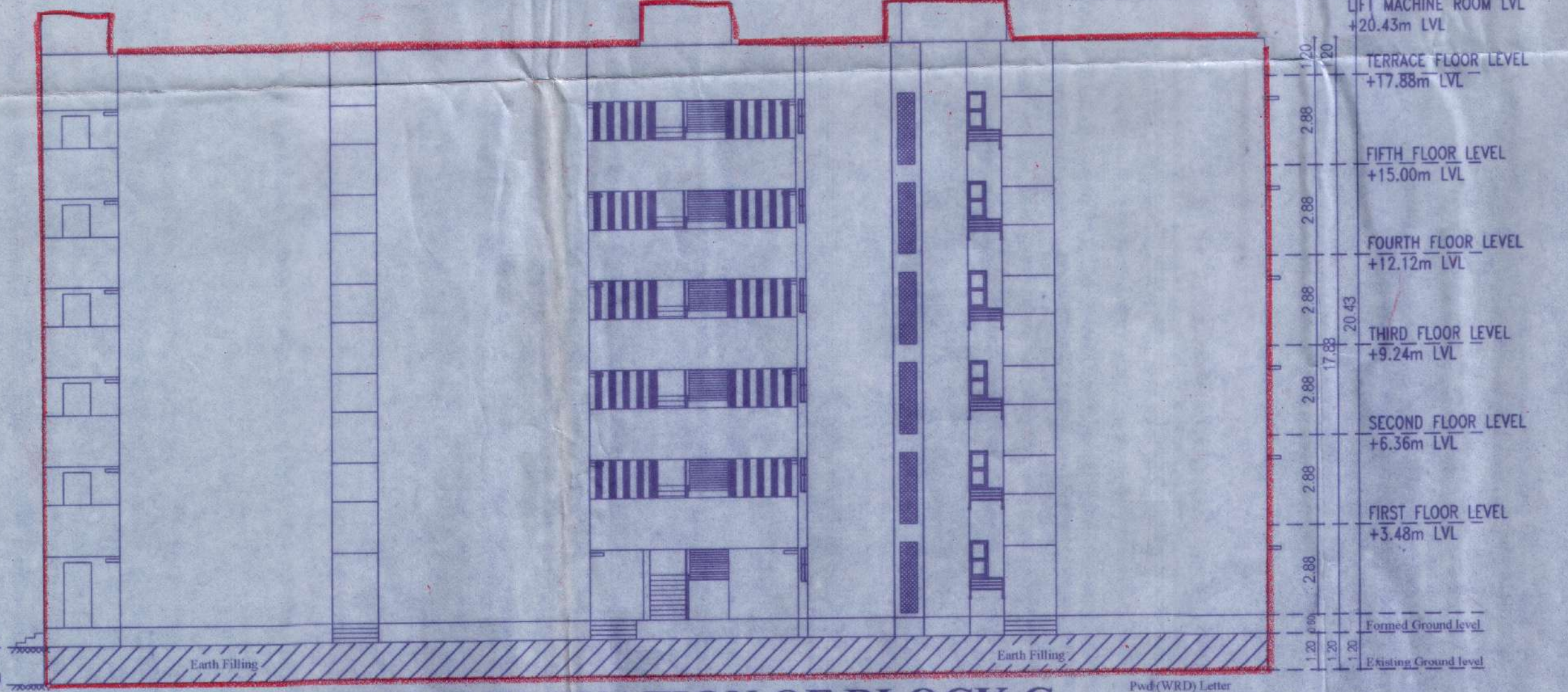
P.P.A approved by
C.M.D.A vide
Lr.No. **PC/11708/16/13/2023**
Dated: **21/02/2023**



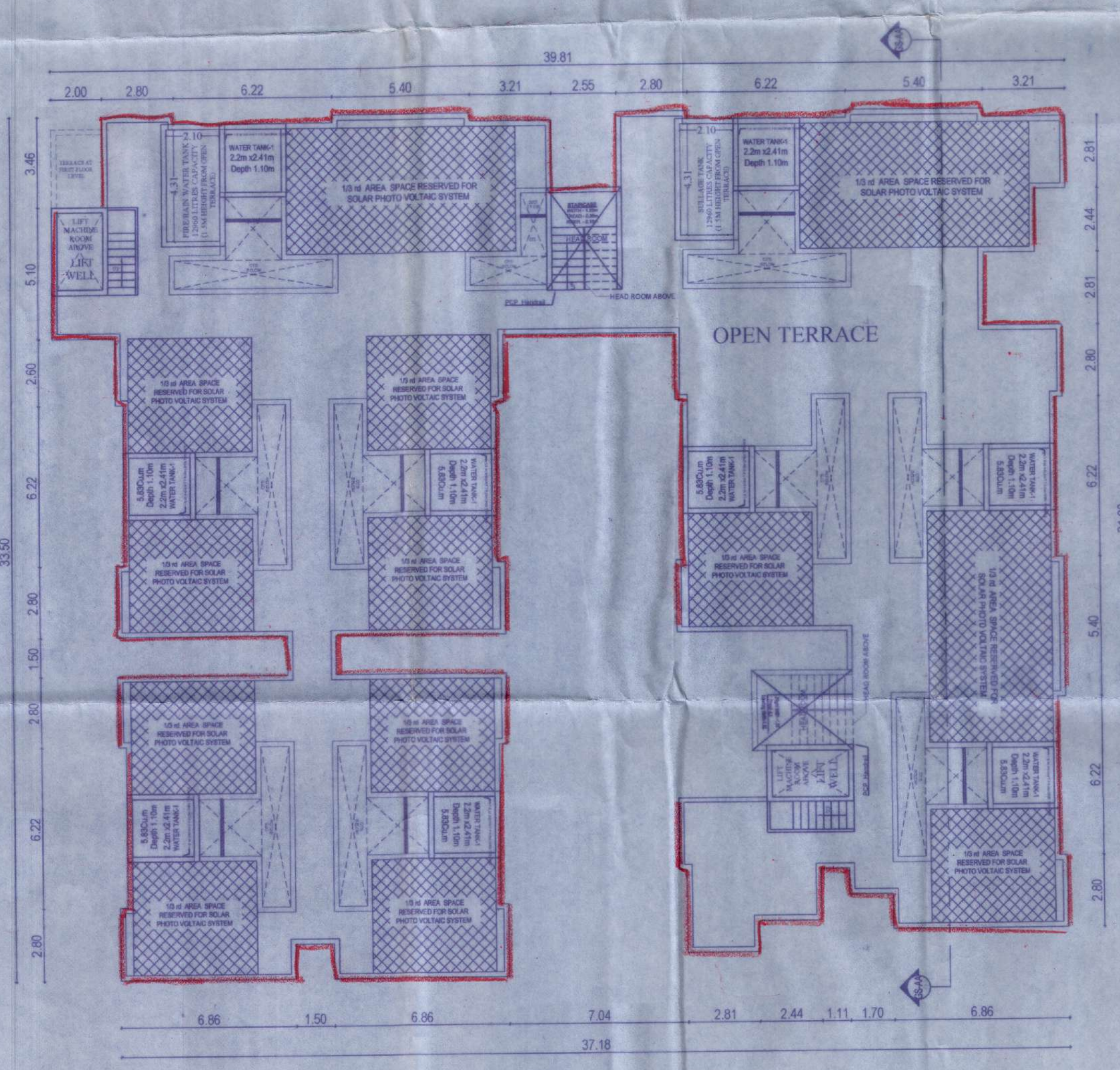
GROUND FLOOR PLAN OF BLOCK C



TYPICAL FLOOR PLAN 01st TO 05th FLOORS OF BLOCK C



FRONT ELEVATION OF BLOCK C



TERRACE FLOOR PLAN OF BLOCK C



SECTION AA OF BLOCK C

(BLOCK NO. D)

(G+5 FLOORS)

(30 DWELLING UNIT / FLOOR)

[180 DWELLING UNIT/BLOCK]

PLANNING CLEARANCE FOR THE PROPOSED RECONSTRUCTION OF GROUP DEVELOPMENT CONSISTING 4 BLOCKS (BLOCK A - 72 DU's, BLOCK B - 72 DU's, BLOCK C - 126 DU's, BLOCK D - 180 DU's), GROUND FLOOR +5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING), TOTALLY 450 DWELLING UNITS (HEIGHT - 17.88 m) AT MAYOR KABALA MOORTHY ROAD, NAVALAR NEDUNCHEZHIAN NAGAR, CHINTATHRIPET CHENNAI COMPRISED IN S.NO 458/PT. BLOCK NO.9 OF CHINTADRI PET VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 40.83 sq.m
Common Area/Unit	- 8.25 Sq.m
PLINTH AREA / UNIT (WITHOUT COMMON AREA)	- 32.58 sq.m
CARPET AREA (GENERAL UNIT)	- 26.58 sq.m
CARPET AREA (PWD UNIT)	- 27.176 Sq.m

GENERAL UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D2	PVC FLUSH DOOR	0.75 x 1.98	0	1.98
SD	SLIDING DOOR	Size to be confirmed after structural dwg	0	1.98

PWD UNIT JOINERY SCHEDULE:

Name	Description	Size	Sill	Lintel
W1	SLIDING WINDOW (side)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (up)	0.6 x 1.20	0.90	2.10
KW1	SLIDING WINDOW (side)	1.71 x 0.75	0.95	1.70
MD	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D3	PVC FLUSH DOOR	1.05 x 2.10	0	2.10

JAALI DETAILS:

Name	Description	Size	Sill	Lintel
J1	BRICK JAALI	1.00 x 0.45		Beam Bottom
J2	BRICK JAALI	1.85 x 0.23	2.20	2.43
J3	BRICK JAALI (DUCT GF)	0.33 - width (both sides of opening)	0.15	
	Opening-(0.75x1.5 From FFL)	1.80 - width	0.3 Above Opening	Beam bottom
J4	BRICK JAALI (DUCT GF)	0.60 - width	0.3 Above Opening	Beam bottom
J5	BRICK JAALI (DUCT FF)	1.80- width	0.15	Beam bottom
J6	BRICK JAALI (DUCT FF)	0.60- width	0.15	Beam bottom
J7	Concrete Louvers	2.20 - width 0.2 x 0.08	Above parapet	Beam bottom

NOTE: 1. ALL DIMENSIONS ARE IN METER.

SCALE 1:225	PROJECT	NN NAGAR BLOCK D
SIZE A1	DWG TITLE	SCHEME DRAWING

TECHNICAL ASST.	TOWN PLANNING SPECIALIST.
ASST. PLANNER	ARCHITECT
EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B NAGARAPATI, CHENNAI-600 039	STRUCTURAL ENGINEER
SENIOR PLANNER	CHIEF ENGINEER

The approval issued under 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.

பெருநகர் சென்னை மாநகராட்சி, பணித்திட்டம்
கட்டிட அனுமதி எண்: **CEB/ANCD/105/2024**
நாள்: **26/05/2024** வார்டு: **062**
ஒப்பளித்தப்பட்டது
செ. செ. செ.
அனுமதிப்புகள்

உண்மை நகல் /
அனுமதி
26-5-2024
க.நா. செ.நக. மாநகராட்சி
பெருநகர் சென்னை மாநகராட்சி

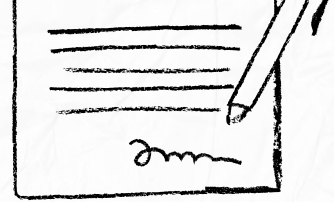
GROUND FLOOR PLAN OF BLOCK D

TYPICAL FLOOR PLAN 01st TO 05th FLOORS OF BLOCK D

TERRACE FLOOR PLAN OF BLOCK D

FRONT ELEVATION OF BLOCK D

SECTION AA OF BLOCK D



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.



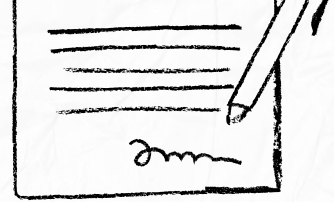
NRI & Investment Services

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