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

3/350/2 Mettukuppam,
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Chennai, India

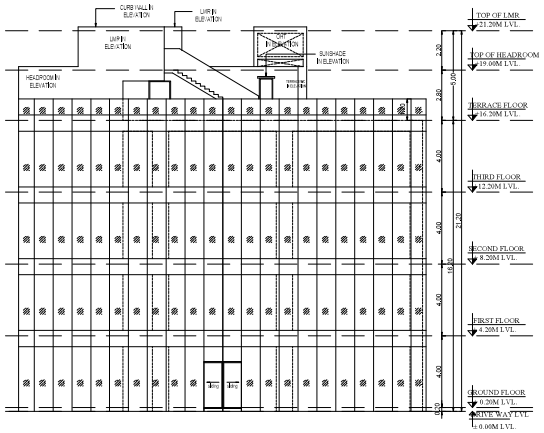
hello@verified.realestate
+91 9996 12 9996

Official Property Record

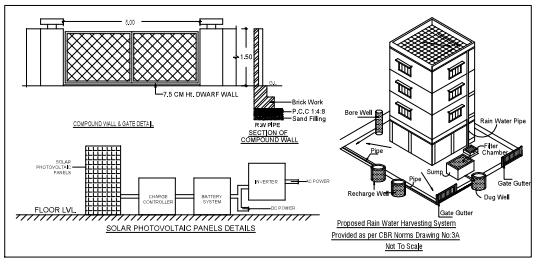
Digitally Verified Record - Powered by Verified RealEstate™

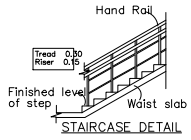


PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING ALREADY APPROVED LAYOUT NO : 243/2024 IN PLOT NO.1, S.F.NO: 14/2C1B2 AT EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

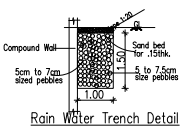


FRONT ELEVATION

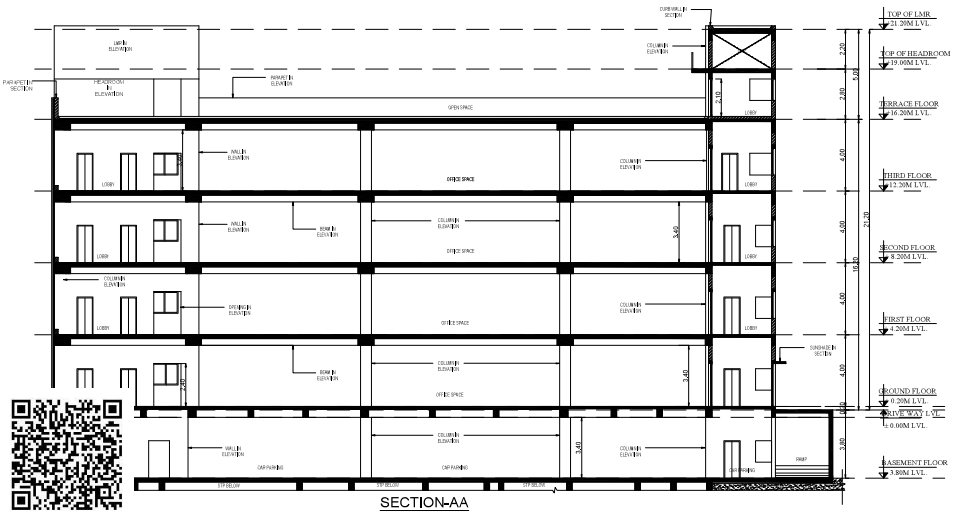




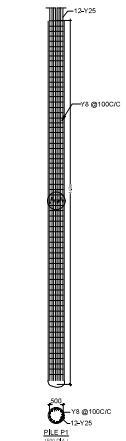
STAIRCASE DETAIL



Rain Water Trench Detail



SECTION-AA



FOUNDATION DETAIL
TYPICAL LS OF R.C.C PILE

COLOUR INDEX :		REFERENCE :
PROPOSED		SCALE : 1:100
BOUNDARY		DATE : 12 FEB 2025
ROAD		
DRIVEWAY		

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For DRA SMART CITY LLP
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.S.A., A.S.I.D.,
REGISTERED COUNCIL OF ARCHITECTS (R) No : CA / 2004 / 33470
APPROVED VALUER No. CAT-I/ 1/ 1005/2019, CAT-II/ 1/ 1006/2019 & CAT-III/ 1/ 1007/2019 & CAT-III/ 1/ 1008/2019
LICENSED SURVEYOR Reg. No. CS/ 1/ 1005/2019 Dt. 18.02.2019
Reg. No. CS/ARCH/ RA / Cc. 1/ 2019 / 04 / 005 Dt. 02.05.2019
No. 2/33, SHAFFEE MOHAMED ROAD, CHENNAI - 600 096.
M : + 91 044 2829 1291, 3874 3261

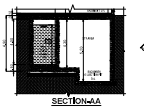
REGISTERED STRUCTURAL ENGINEER :

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DTCP (R.No:ZO/MS/SUR-1(4)/R/6215)
3/F, Suppa Colony, Guindy, Ch-32. 9952045424

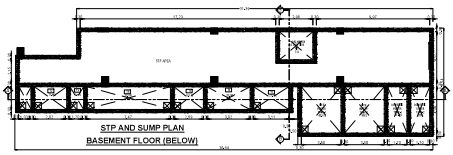
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TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
Online Application : SWP/BPA/0441955/2025
Scrutiny Reference : LVCENSRR

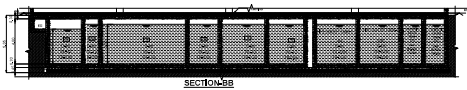
PLANNING PERMISSION NO - B.P/MLPA(CD-5) No:16/2025



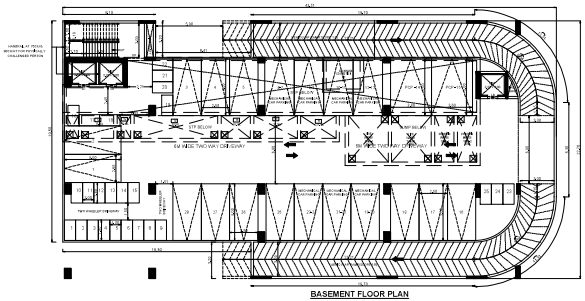
SECTION–AA



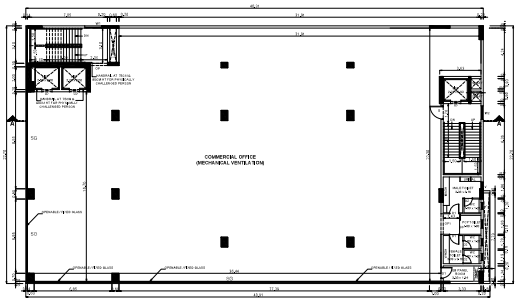
STP AND SUMP PLAN
BASEMENT FLOOR (BELOW)



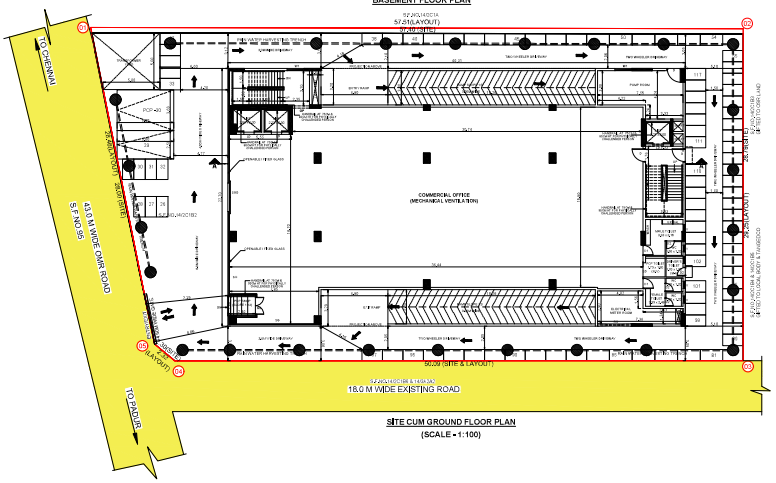
SECTION–BB



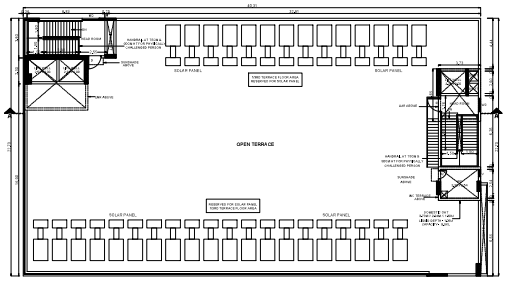
BASEMENT FLOOR PLAN



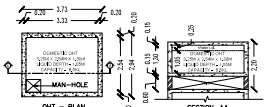
TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)



SITE CUM GROUND FLOOR PLAN
(SCALE - 1:100)



TERRACE FLOOR PLAN



OHT – PLAN

SECTION–AA

SANITATION REQUIREMENTS FOR COMMERCIAL OFFICE							
MEMBER COUNT IN ALL FLOORS – 80 NOS							
TOTAL NUMBER OF FLOORS = 04 NOS							
TOTAL NUMBER OF MALE = 40 NOS							
TOTAL NUMBER OF FEMALE = 40 NOS							
S.NO	SANITARY UNIT	FOR MALE	REQUIRED FOR MALE	PROVIDED FOR MALE	FOR FEMALE	REQUIRED FOR FEMALE	PROVIDED FOR FEMALE
1	WATER CLOSET(W.C)	ONE FOR 25nos	02	04	ONE FOR 25nos	02	08
3	URINALS	2 FOR 21- 45 PERSONS	02	08	-	-	-
4	WASH BASINS	ONE FOR EVERY 25 PERSONS	02	04	ONE FOR EVERY 25 PERSON	02	04
6	DRINKING WATER FOUNTAINS	ONE FOR EVERY 100 PERSONS (COMMON)	01	04			
7	CLEANER'S SINK	ONE PER FLOOR MINIMUM (COMMON)	01	01 TOTAL –04nos			

SHEET NO: 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING ALREADY APPROVED LAYOUT NO : 243/2024 IN PLOT NO.1, S.F.NO: 14/2C1B2 AT EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

APPROVED LAYOUT NO : 243/2024

ONLINE APPLICATION NO : SWP/BPA/41955/2025

AREA STATEMENT DETAILS

SITE AREA (BASED ON SURVEY) : 1731.42 SQM
(AS PER PROPERTY MARK DRP)

PROPOSED BUILDING AREA DETAILS :

SNO	DESCRIPTION	FSI (SQM)	NON-FSI (SQM)	TOTAL (SQM)
1	BLOCK-01 (COMMERCIAL OFFICE BUILDING)			
	BASEMENT FLOOR (INCLUDING VEHICULAR RAMP)	-	881.42	881.42
	GROUND FLOOR	784.84	-	784.84
	FIRST FLOOR OFFICE	872.15	-	872.15
	SECOND FLOOR OFFICE	872.15	-	872.15
	THIRD FLOOR OFFICE	872.15	-	872.15
	TERRACE FLOOR	-	124.70	124.70
	SUB-TOTAL	3531.29	1006.12	4537.41

TOTAL FSI AREA : 3531.29 SQM

FLOOR SPACE INDEX : 3531.29 / 1760.40 = 1.969 ≈ 2.00

PARKING DETAILS :

TOTAL OFFICE FSI AREA = 3531.09 SQ.M
75% OFFICE FSI AREA = 2648.32 SQ.M
1 CAR SPACE FOR EVERY 100.00 SQ.M
1 TWO WHEELER SPACE FOR EVERY 20.00 SQ.M
VISITOR'S PARKING SPACE FOR 10%

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	27 (FOR FSI = 2648.32)	27 (FOR FSI = 2648.32)
TWO WHEELER PARKING	117 NOS	117 NOS

JOINERY SCHEDULE

D	1.20 x 2.40	DOOR
D1	0.90 x 2.40	DOOR
D2	0.75 x 2.40	DOOR
SWD	3.00 x 2.40	SLIDING DOOR
OP	1.20 x 1.20	OPENING
OP1	1.20 x 2.40	OPENING
W1	1.20 x 1.20	WINDOW
W2	1.20 x 1.20	WINDOW
V	1.20 x 1.20	VENTILATOR
V1	0.75 x 0.60	VENTILATOR
LD	0.90 x 2.10	LIFT DOOR
RS	3.00 x 2.40	ROLLING SHUTTER

COLOUR INDEX :

PROPOSED	
BOUNDARY	
ROAD	
DRIVEWAY	

REFERENCE :

SCALE : 1:100
DATE : 12 FEB 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR BOTH BUILDING

APPLICANT :

For DRA SMART CITY LLP
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAKASH DAS M ARCHE
REGD. NO. TAMIL NADU ARCHITECTS ACT, 1972
COUNCIL OF ARCHITECTURE REGD. NO. CA/2007/51779
Flat No. B1, S.F. No. 1/1, Ramakrishna Nagar, Kolapakkam Road, Mangadu, Chennai - 600 122.
Ph: 044-2656 1779, 2656 1780, 2656 1781, 2656 1782, 2656 1783
Fax: 044-2656 1784, 2656 1785, 2656 1786, 2656 1787, 2656 1788
E-mail: info@dasassociates.com, Website: www.dasassociates.com

REGISTERED STRUCTURAL ENGINEER :

S. SIVANDAPANDIAN, M.E.(Structural)
Licence No.CC/TP (Fax)/CC/0124/2015
No. 36, Sappa Colony, Guindy, Ch-32. 9551040424

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TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
Online Application : SWP/BPA/041955/2025
Scrutiny Reference : LVCES/SR

PLANNING PERMISSION NO.– B.P/MLPA(CC-S) No.16/2025

Signature valid Signature valid



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

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+91 9996 12 9996
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