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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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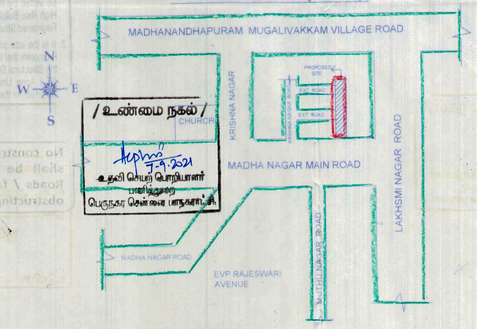
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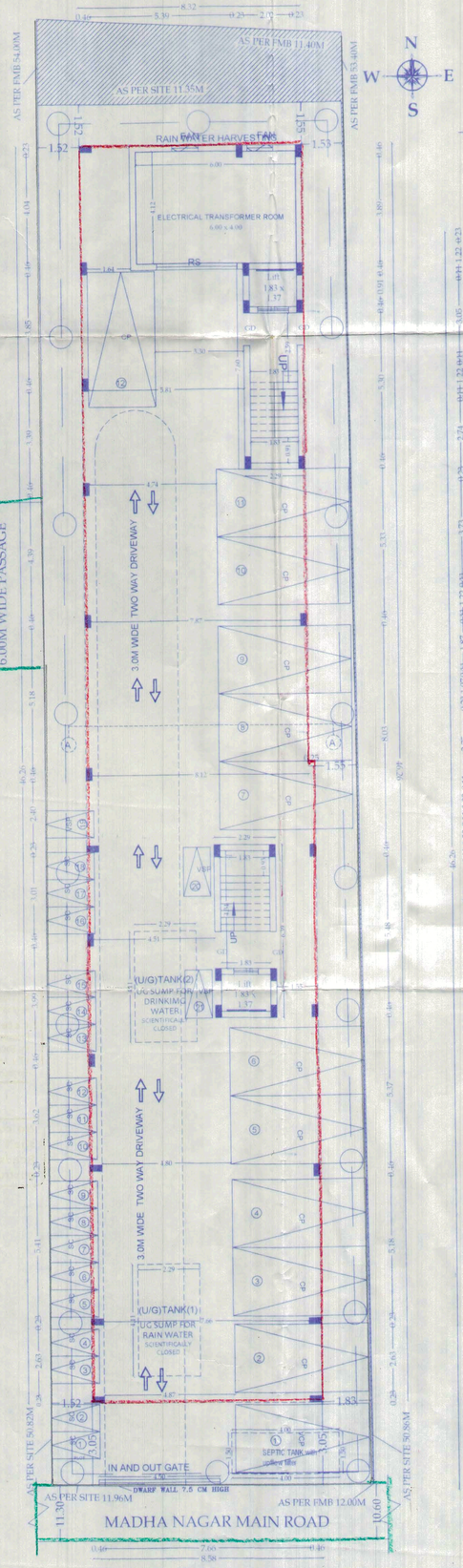
Official Property Record



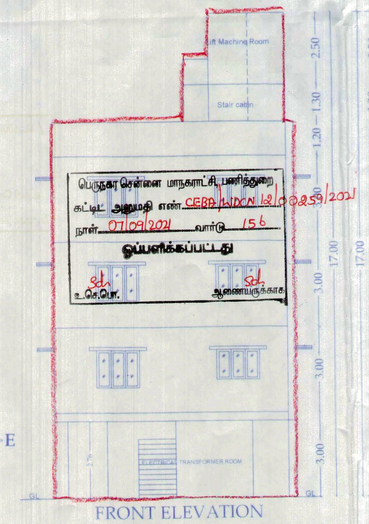
Digitally Verified Record - Powered by Verified RealEstate™

KEY PLAN (NTS)

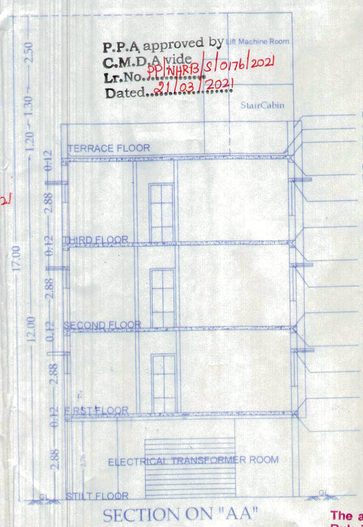




SITE CUM STILT FLOOR PLAN

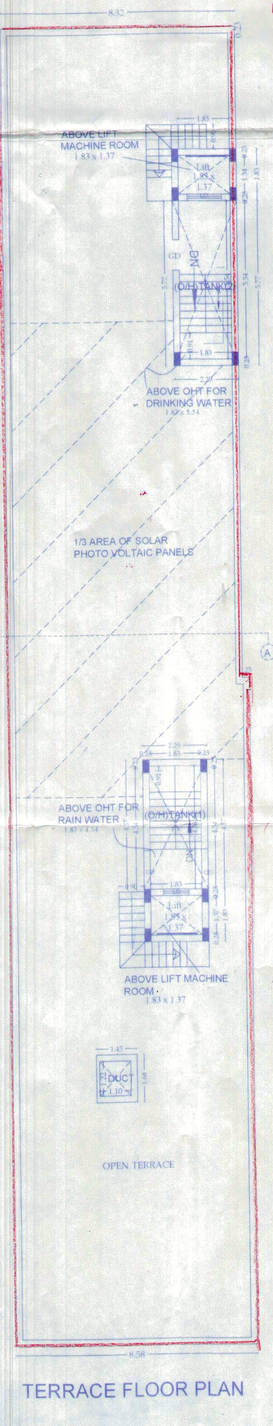


FRONT ELEVATION



SECTION ON "AA"

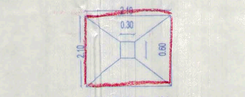
TYPICAL - 1, 2, 3 FLOOR PLAN



TERRACE FLOOR PLAN

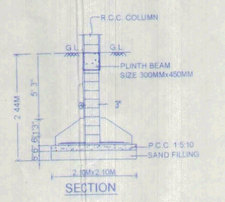
P.P.A approved by C.M.D, Avide Lr.No. PP/NHRB/S/0176/2021 Dated 31/03/2021

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

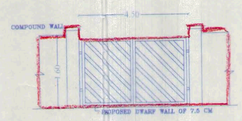


COLUMN PLAN

TYPICAL FOUNDATION DETAIL

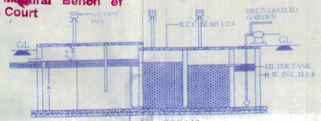


SECTION

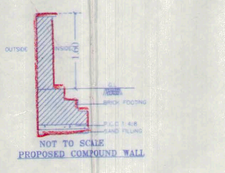


PROPOSED IN & OUT GATE

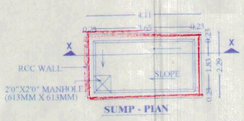
NOT TO SCALE



Details of septic tank with upflow filter



NOT TO SCALE
PROPOSED COMPOUND WALL

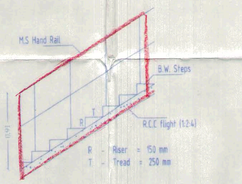


SUMP - PLAN



SECTION AT XX'

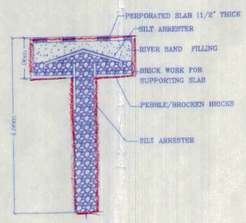
UG TANK FOR RAIN WATER AND DRINKING WATER SCIENTIFICALLY CLOSED



STAIRCASE DETAILS



SECTION
DWARF WALL SECTION



PERCULATION PIT

DRAWING TITLE

Plan Showing The Proposed Construction Of Stilt + 3 floors with 12.0m Height Residential Building with 15 dwelling units at Madha Nagar Main Road of Madhanandhapuram Chennai in S.No: 212/2 of Madhanandhapuram Village within the limit of Greater Chennai Corporation Division 156, Zone 12.

REF:
Sub-Division of land Approved by GCC, Approval No. SD/WDCN12/00493/2013, dated 26.09.2013.

	SCHEDULE OF JOINERY	SIZES OF JOINERY [METER]	[FEET]
MD	T.W MAIN DOOR TO DETAIL	1.00MX2.13M	3'3"X7'0"
D	C.W DOOR TO DETAIL	0.91MX2.13M	3'0"X7'0"
D1	C.W DOOR TO DETAIL	0.76MX2.13M	2'6"X7'0"
W1	C.W GLAZED WINDOW TO DETAIL	1.22MX1.22M	4'0"X4'0"
W2	C.W GLAZED WINDOW TO DETAIL	1.50MX1.82M	5'0"X6'0"
KW	C.W GLAZED WINDOW TO DETAIL	1.22MX1.00M	4'0"X3'0"
V	C.W GLAZED VENTILATOR TO DETAIL	0.61MX0.61M	2'0"X2'0"

SPECIFICATION

Foundation	Column Footing
Flooring	Vitrified Tile Flooring
Super Structure	B.W with C.M 1:5
R.C.C Work	Lintel, Beam, Roof, Sunshade, Staircase With Required Thickness and M20 Grade Concrete
Weathering Coarse	Brick Jelly With Lime Concrete below
Joinery	Best Indian Country Wood
Finishes	Exterior and Interior Painted With Cement Paint

COLOUR INDEX

PROPOSED
ROAD
SITE

SCALE 1:100

N
W E
S

AREA STATEMENT

SL. NO.	DESCRIPTION (Build up Area)	FSI AREA (Sq.m)	NO. Of D Units
1.	STILT FLOOR	29.53	PARKING
2.	FIRST FLOOR	389.58	5
3.	SECOND FLOOR	389.58	5
4.	THIRD FLOOR	389.58	5
5.	TOTAL	1198.27	15
6.	PLOT EXTENT AS PATTA = 550.00 Sq.m PLOT EXTENT AS DOCUMENT = 566.56 Sq.m	FSI = 2.179	

PARKING PROVIDED

CAR PARKING - 12 Nos
TWO WHEELER PARKING - 21 Nos

For RAINBOW DEVELOPERS

MANAGING PARTNER

OWNER /POWER OF ATTORNEY :

S. BALAKUMAR, B.E.(Civil),
Registered Engineer
Reg. No. RE/Gr-III/19/09/305
No.15, VV. Colony 4th Street,
Adambakkam, Chennai - 600 088
Ph: 2260 9999, Mob: 95519 12345

REGISTERED ENGINEER:

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

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