Verified RealEstate™

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

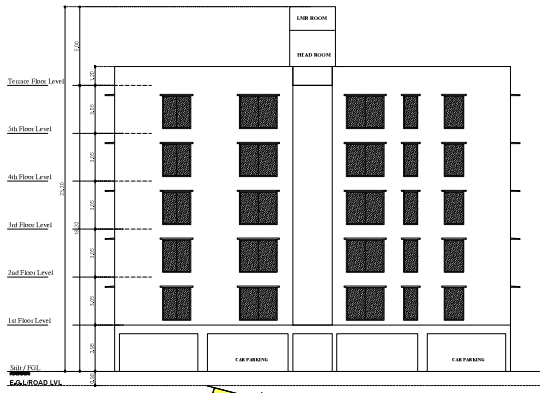
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

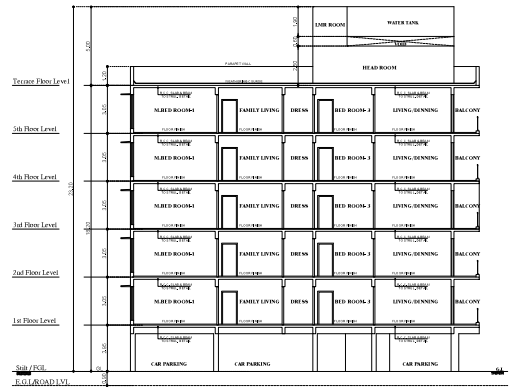
Official Property Record



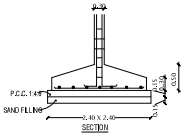
Digitally Verified Record - Powered by Verified RealEstate™

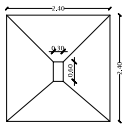


WEST SIDE ELEVATION

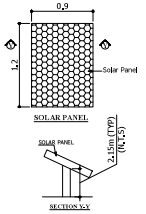


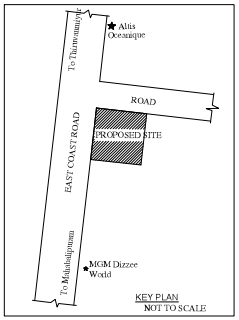
SECTION ON 'AA'



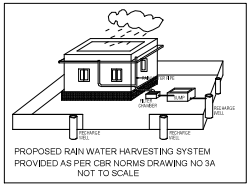


FOUNDATION DETAIL

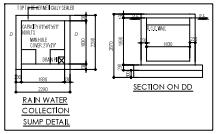


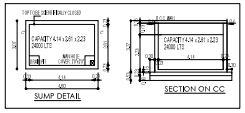


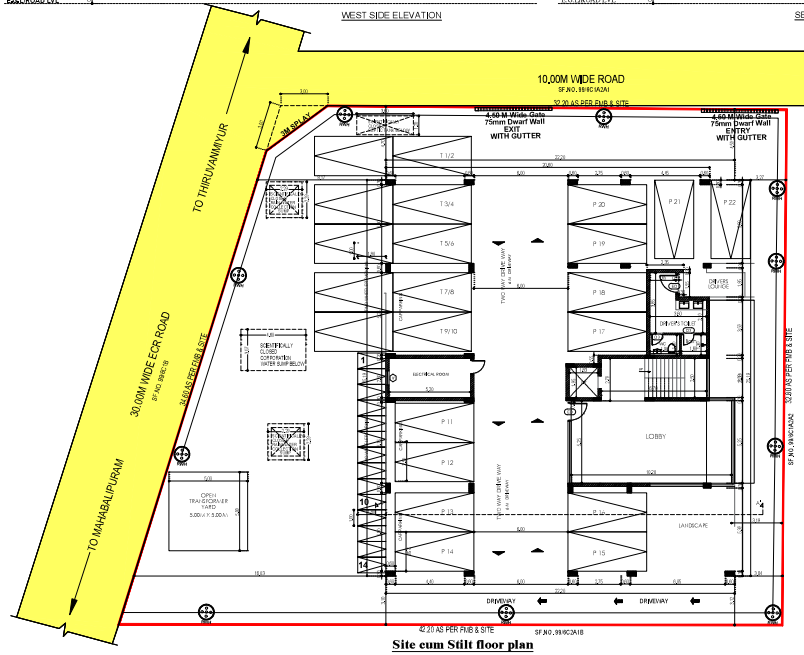
KEY PLAN
NOT TO SCALE



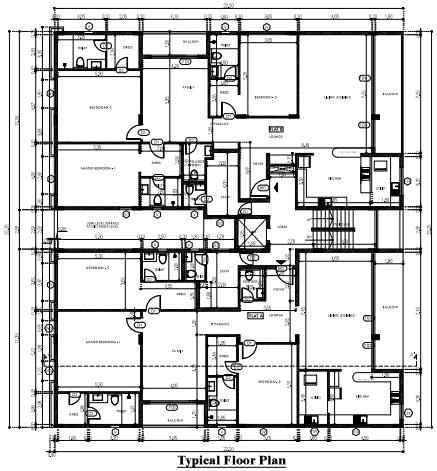
PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO 3A
NOT TO SCALE



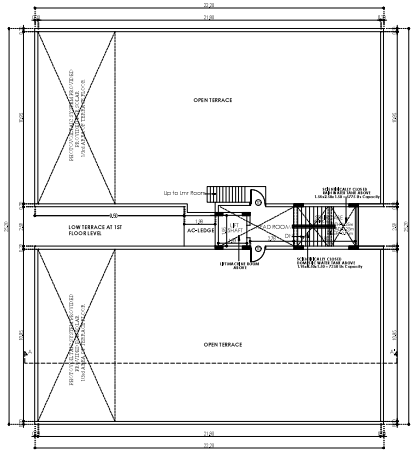




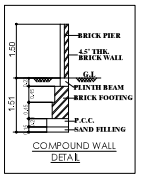
Site cum Stilt floor plan



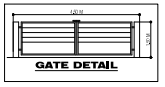
Typical Floor Plan
(1st,2nd,3rd,4th & 5th Floors)



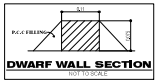
Terrace Floor Plan



COMPOUND WALL DETAIL



GATE DETAIL



DWARF WALL SECTION
NOT TO SCALE

FOR OFFICE USE ONLY
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION : SWP/BPA/04854/2023
SCRUTINY REFERENCE : 00FOOZRR
PLANNING PERMISSION NO: BP/MLPA (CD-5) NO.05/2024

SHEET NO: 001

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 10 NOS DWELLING UNITS (HEIGHT-18.20m) IN S.NOS: 99/6C1A2B AT ECR ROAD, MUTTUKADU VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

AREA STATEMENT:

AS PER DOCUMENT	: 1220.00 SQ.M
AS PER PATTA	: 1230.00 SQ.M
AS PER SITE	: 1221.02 SQ.M

DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	-	559.45	559.45
FIRST FLOOR	526.75	-	526.75
SECOND FLOOR	526.75	-	526.75
THIRD FLOOR	526.75	-	526.75
FOURTH FLOOR	526.75	-	526.75
FIFTH FLOOR	526.75	-	526.75
STAIRCASE HEADROOM	-	27.38	27.38
TOTAL	2633.75	586.83	3220.58

FSI AREA = 2633.75 / 1221.02 = 2.157

PREMIUM FSI 2.157 - 2.0 = 0.157

PREMIUM FSI AREA = 191.70 SQ.M (6.389%)

NO. OF DWELLINGS = 10 nos

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	22 NOS.	22 NOS.
TWO WHEELER PARKING	00 NOS.	14 NOS.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.20 x 2.40
FD1	FRENCH DOOR	3.00 x 2.40
FD1	FRENCH DOOR	1.80 x 2.40
MD	MAIN DOOR	1.20 x 2.40
D1	DOOR	1.00 x 2.40
D2	DOOR	0.825 x 2.40
D3	DOOR	0.75 x 2.40
W	WINDOW	2.40 x 2.10
W1	WINDOW	1.80 x 2.10
W2	WINDOW	1.20 x 2.10
W2A	WINDOW	1.25 x 2.10
W3	WINDOW	0.90 x 2.10
KW1	KITCHEN WINDOW	1.80 x 1.05
KW2	KITCHEN WINDOW	1.20 x 1.05
V1	VENTILATOR	0.80 x 1.65
TD	TERRACE DOOR	1.20 x 2.40

NORTH POINT

COLOUR INDICATION
PROPOSED BUILDING
SITE BOUNDARY
ROAD

DRAWING TITLE
SITE PLAN, FLOOR PLANS, ELEATION & SECTION

SCALE 1:100

OWNER 'S SIGNATURE

ARCHITECT SIGNATURE :

A. VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.CA/TN/1999/1008
No. 18, THIRD CANNING ROAD,
VALMIKI NAGAR, THIRUVANMYUR,
CHENNAI - 600 041. PH: 044-24411249

STRUCTURAL ENGINEER

DR. ANIL JACOB
M.E. (Struct. Engg.), Ph.D.
M.I.E. (India), M.I.S.T.E.
STRUCTURAL ENGINEER
KAILASH NAGAR,
KOLLENCHERY COLONY,
CHENNAI - 600 091.
Email: anil.jacob@yahoo.co.in, Mobile: 9840119941

Validity unknown Signature valid
Signed by: Assistant Director (Town Planning)
Date: 2024.06.21 18:[illegible]:05

Signature valid
Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.06.21 18:[illegible]:05

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

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