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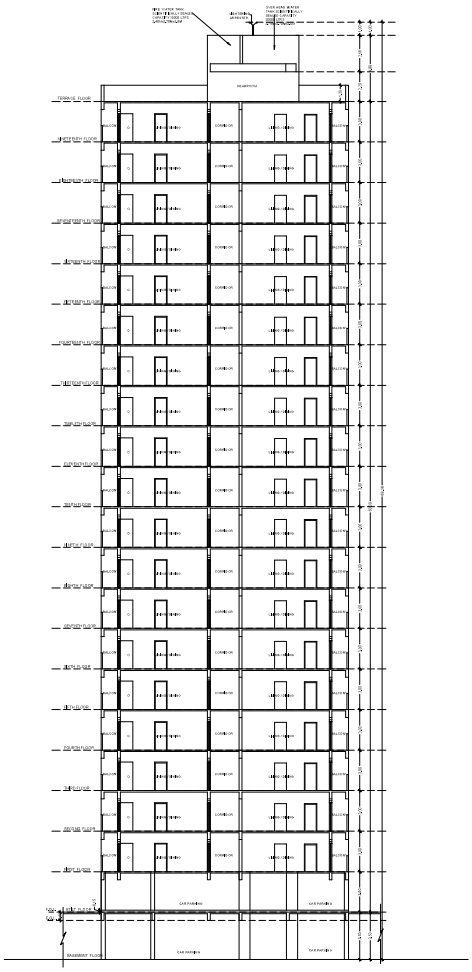
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

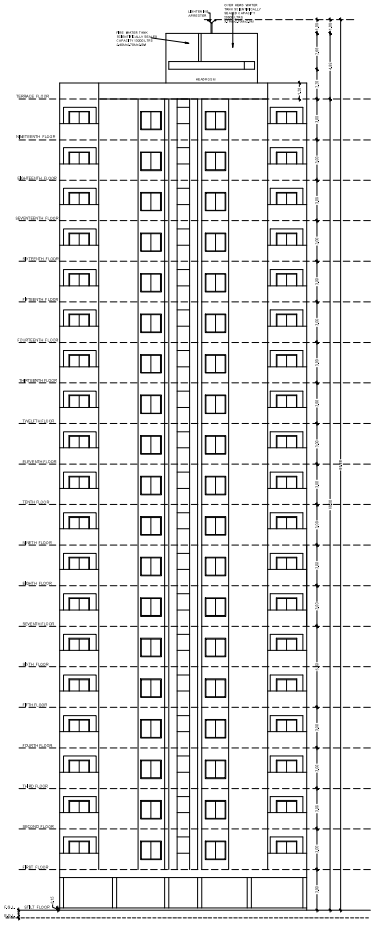
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





SECTION - XX



ELEVATION

SHEET NO : 05 of 05

PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS OF SINGLE BLOCK UNDER AHP SCHEME WITH BASEMENT+ STILT+ 19 FLOORS WITH 244 NOS DWELLING UNITS SITUATED AT NATTAN - EGATTUR ROAD, EGATTUR, CHENNAI - 603103. COMPRISED IN S.NOS. 113/2A & 130/2 OF EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGLEPATTU DISTRICT.

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR 1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:6
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
SD	SLIDING DOOR	1.98x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61X0.91
V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.98
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL

BOUNDARY

ROAD

SCALE - 1:100

PAPER SIZE - A0

SUB TITLE :

1. ELEVATION
2. SECTION

STRUCTURAL ENGINEER :

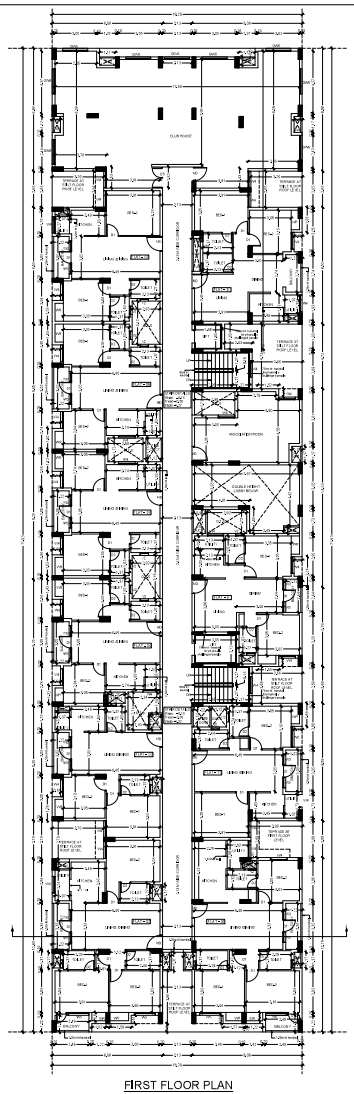
B.S. MURALIDHARA, B.E.,(Civil),M.Tech.,
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DTCP Reg No. SENGR-I/984/2021
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Email :bsmuralidhara@gmail.com
Mobile: +91 9840413033

ARCHITECT :

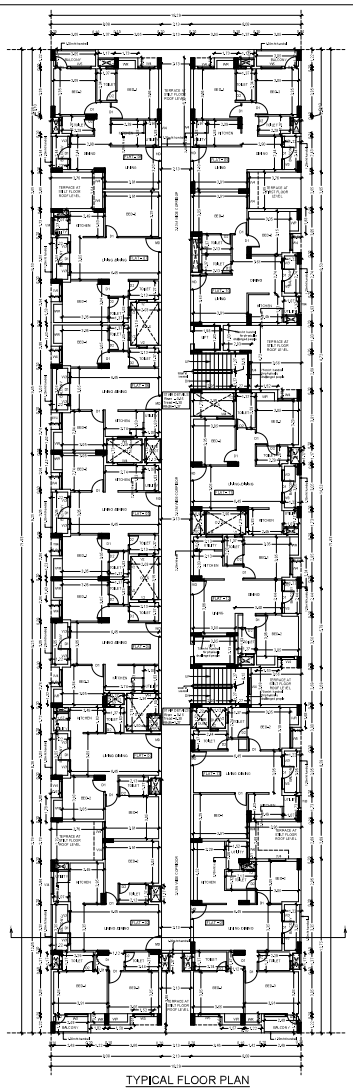
RAVUTHAR NAINA MOHAMED, B. Arch
Registered Architect
Licenced Surveyor
CA/2014/85902, R.A.No. 704,
No. 187, Habibullah Road,
T. Nagar, Chennai - 600 017.

OWNER :

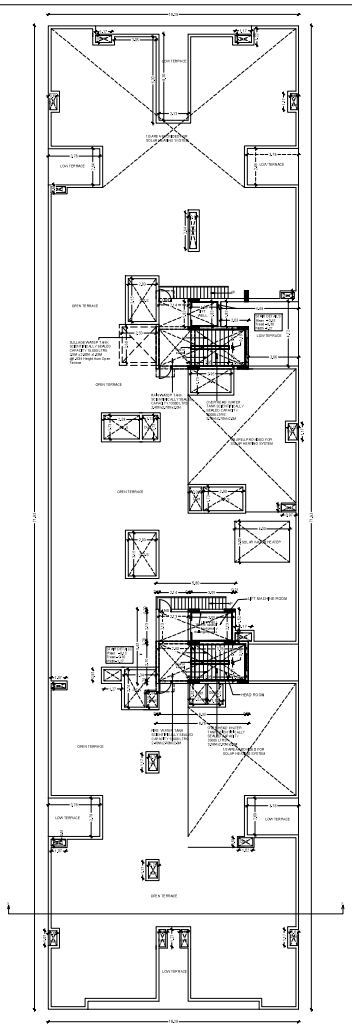
For JAIN HOUSING LLP
Authorised Signatory



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(2nd - 19th floor)



TERRACE FLOOR PLAN

SHEET NO : 04 of 05

PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS OF SINGLE BLOCK UNDER AHP SCHEME WITH BASEMENT+ STILT+ 19 FLOORS WITH 244 NOS DWELLING UNITS SITUATED AT NATTAN - EGATTUR ROAD, EGATTUR, CHENNAI - 603103. COMPRISED IN S.NOS. 113/2A & 130/2 OF EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGLEPATTU DISTRICT.

SPECIFICATIONS

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FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR 1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5"TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
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V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.98
WS	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL

BOUNDARY

ROAD

SCALE - 1:100

PAPER SIZE - A0

SUB TITLE :

1. FIRST FLOOR PLAN
2. TYPICAL FLOOR PLAN
3. TERRACE FLOOR PLAN

STRUCTURAL ENGINEER :

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ARCHITECT :

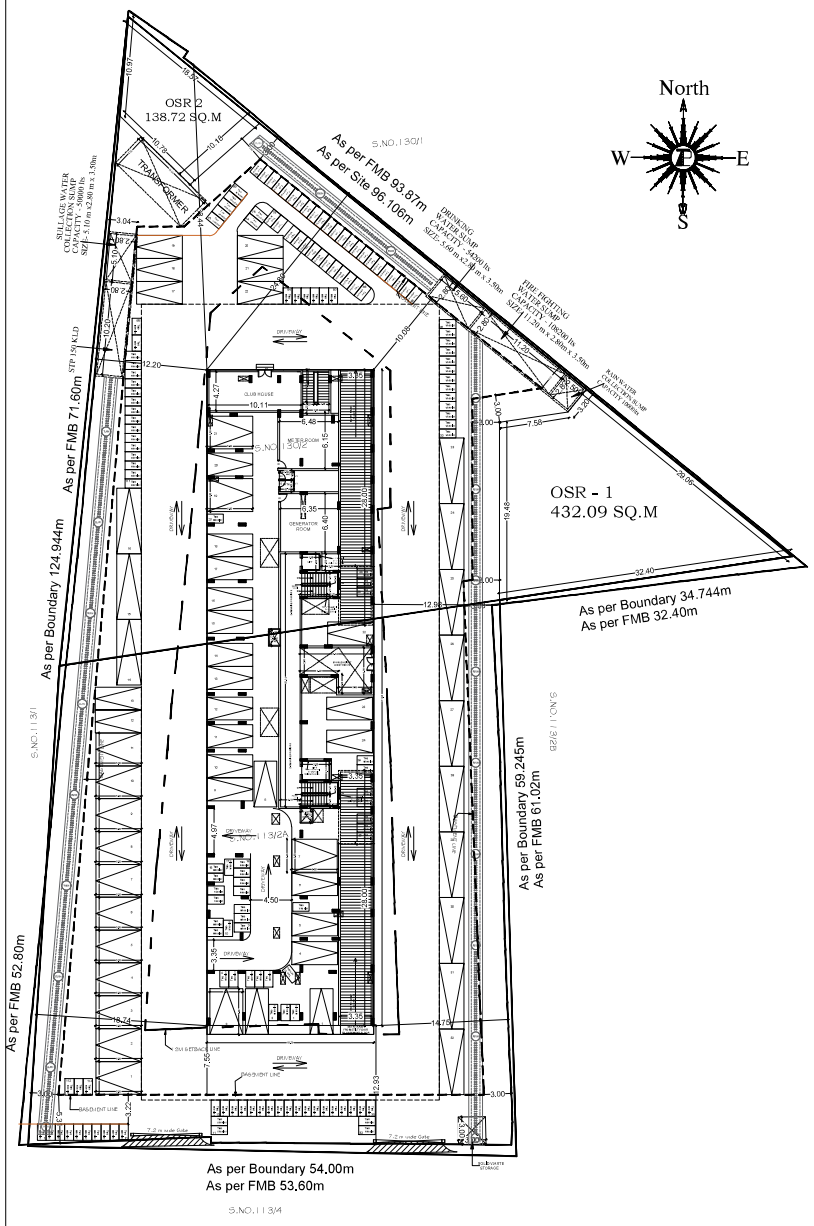
RAVUTHAR NAINA MOHAMED, B. Arch
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No. 157, Habibullah Road,
T. Nagar, Chennai - 600 017.

OWNER :

For JAIN HOUSING LLP
Authorised Signatory

SHEET NO : 02 of 05

PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS OF SINGLE BLOCK UNDER AHP SCHEME WITH BASEMENT+ STILT+ 19 FLOORS WITH 244 NOS DWELLING UNITS SITUATED AT NATTAN - EGATTUR ROAD, EGATTUR, CHENNAI - 603103. COMPRISED IN S.NOS. 113/2A & 130/2 OF EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGLEPATTU DISTRICT.



STILT FLOOR PLAN

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR 1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
SD	SLIDING DOOR	1.98x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61X0.91
V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
UMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.98
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL

BOUNDARY

ROAD

SCALE - 1:150

PAPER SIZE - A0

SUB TITLE :

1. STILT FLOOR PLAN

STRUCTURAL ENGINEER :

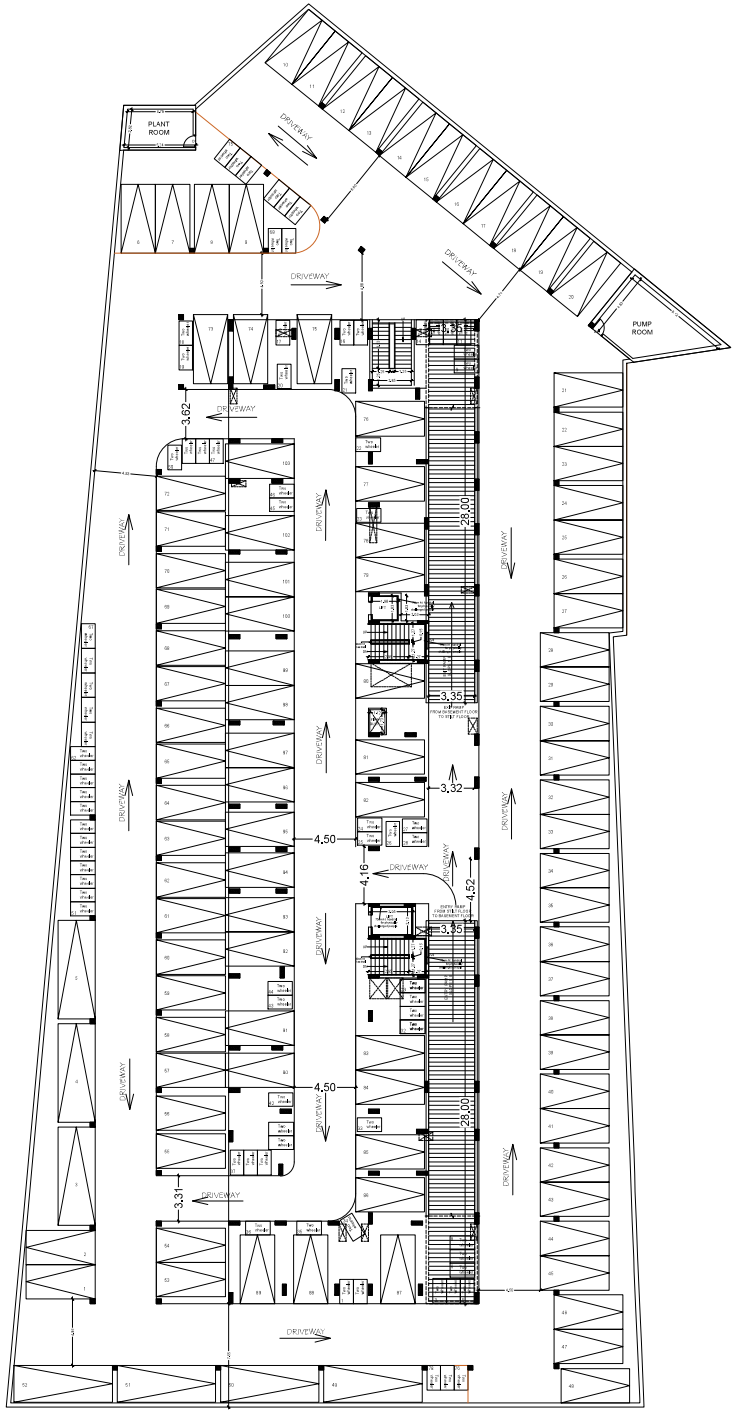
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Registered Architect
Licenced Surveyor
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No. 187, Habibullah Road,
T. Nagar. Chennai - 600 017.

OWNER :

For JAIN HOUSING LLP
Authorised Signatory



BASEMENT FLOOR PLAN
MECHANICALLY VENTILATED

SHEET NO : 03 of 05

PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS OF SINGLE BLOCK UNDER AHP SCHEME WITH BASEMENT+ STILT+ 19 FLOORS WITH 244 NOS DWELLING UNITS SITUATED AT NATTAN - EGATTUR ROAD, EGATTUR, CHENNAI - 603103. COMPRISED IN S.NOS. 113/2A & 130/2 OF EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGLEPATTU DISTRICT.

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR 1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
SD	SLIDING DOOR	1.98x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61X0.91
V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.98
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL

BOUNDARY

ROAD

SCALE - 1:100

PAPER SIZE - A0

SUB TITLE :

1. BASEMENT FLOOR PLAN

STRUCTURAL ENGINEER :

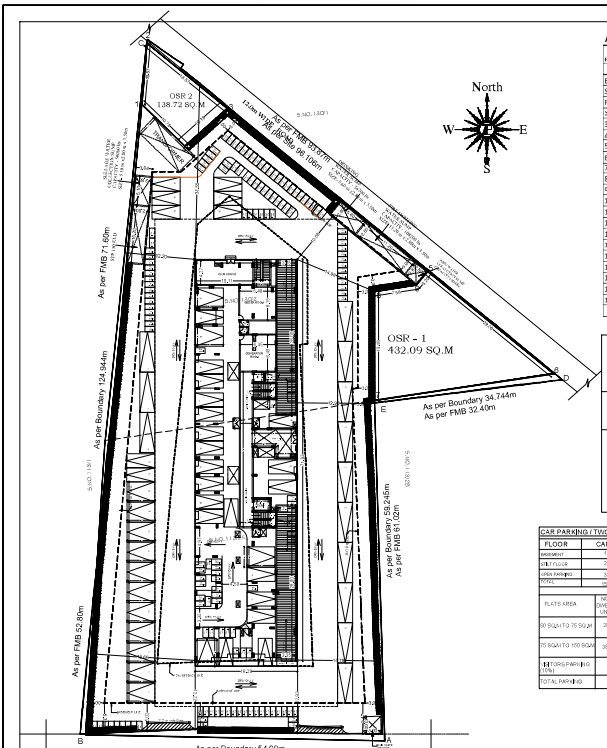
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OWNER :

For JAIN HOUSING LLP
Authorised Signatory



SITE PLAN

AREA STATEMENT (SQ.M.)

FLOOR	TOTAL AREA	DEDUCTION	NFSI AREA	PARKING/ NFSI AREA	FSI AREA RESIDENCIAL	DWELLING UNITS
BASEMENT	3929.52	0	32.83	3843.22	53.47	0
STILT FLOOR	1322.50	0.00	36.82	1047.16	238.52	0
FIRST FLOOR	1123.48	83.34	0.00	0.00	1123.48	10
SECOND FLOOR	1137.89	53.85	0	0	1137.89	13
3rd FLOOR	1137.89	53.85	0	0	1137.89	13
4th FLOOR	1137.89	53.85	0	0	1137.89	13
5th FLOOR	1137.89	53.85	0	0	1137.89	13
6th FLOOR	1137.89	53.85	0	0	1137.89	13
7th FLOOR	1137.89	53.85	0	0	1137.89	13
8th FLOOR	1137.89	53.85	0	0	1137.89	13
9th FLOOR	1137.89	53.85	0	0	1137.89	13
10th FLOOR	1137.89	53.85	0	0	1137.89	13
11th FLOOR	1137.89	53.85	0	0	1137.89	13
12th FLOOR	1137.89	53.85	0	0	1137.89	13
13th FLOOR	1137.89	53.85	0	0	1137.89	13
14th FLOOR	1137.89	53.85	0	0	1137.89	13
15th FLOOR	1137.89	53.85	0	0	1137.89	13
16th FLOOR	1137.89	53.85	0	0	1137.89	13
17th FLOOR	1137.89	53.85	0	0	1137.89	13
18th FLOOR	1137.89	53.85	0	0	1137.89	13
19th FLOOR	1137.89	53.85	0	0	1137.89	13
TOTAL AREA	26857.48	1052.68	69.65	4890.38	21897.45	244.00

PLOT AREA :
As per Document - 5665.60 SQ.M
As per Patta - 5700.00 SQ.M.
As per Site - 5655.885 SQ.M

OSR PROVIDED - 570.81 SQ.M.
(432.09 +138.72)

NORMAL F.S.I. ALLOWABLE (3.25) = 18381.63 SQ.M.
PREMIUM F.S.I. ALLOWABLE (1.625) = 9190.81 SQ.M.
TOTAL F.S.I. ALLOWABLE (4.875) =27572.44 SQ.M.
FSI ACHIEVED (3.872) -21897.45 SQ.M

DWELLING UNITS DETAILS

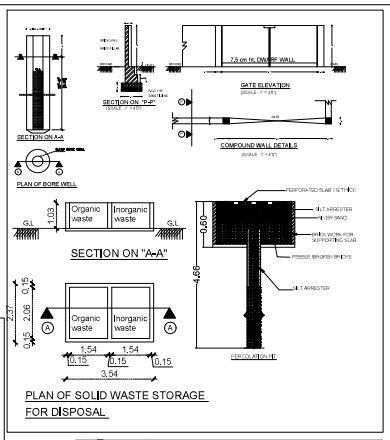
FLOORS	ROOM 1
1st Floor	10
2nd Floor	13
3rd Floor	13
4th Floor	13
5th Floor	13
6th Floor	13
7th Floor	13
8th Floor	13
9th Floor	13
10th Floor	13
11th Floor	13
12th Floor	13
13th Floor	13
14th Floor	13
15th Floor	13
16th Floor	13
17th Floor	13
18th Floor	13
19th Floor	13
TOTAL	244

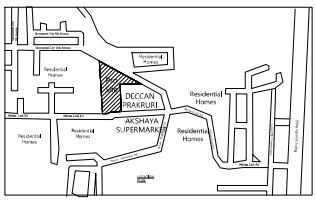
TOTAL NO.OF DWELLING UNITS - 244 NOS.
NO.OF DWELLING UNITS
- BELOW 75 SQ.M — 206 NOS
- BELOW 125 SQM — 38 NOS

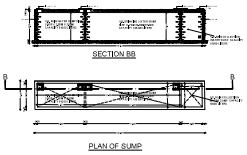
CAR PARKING / TWO WHEELER PARKING

FLOOR	CAR PARKING	TWO WHEELER PARKING
BASEMENT	151 NOS	78 NOS
STILT FLOOR	24 NOS	35 NOS
OPEN PARKING	32 NOS	114 NOS
TOTAL	199 NOS	227 NOS

FLATS AREA	NO OF DWELLING UNITS	REQUIRED		PROVIDED	
		CAR PARK	TWO WHEELER	CAR PARK	TWO WHEELER
50 SQM TO 75 SQ.M	206 NOS	103 NOS	206 NOS	103 NOS	206 NOS
75 SQM TO 150 SQM	38 NOS	38 NOS	—	42 NOS	—
VISITORS PARKING (10%)		14 NOS	21 NOS	14 NOS	21 NOS
TOTAL PARKING		155 NOS	227 NOS	103 NOS	227 NOS

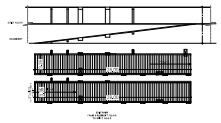


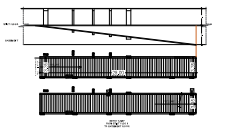


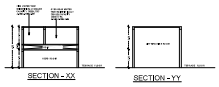


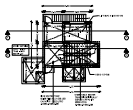
FLAT NAME	DWELLING AREA (SQ.FT)	CARPET AREA (SQ.FT)
FLAT - 1	1012ft sq.ft	874ft sq.ft
FLAT - 2	972.17 sq.ft	874.19 sq.ft
FLAT - 3	874ft sq.ft	784.39 sq.ft
FLAT - 4	874.75 sq.ft	784.78 sq.ft
FLAT - 5	874.25 sq.ft	784.23 sq.ft
FLAT - 6	874.75 sq.ft	784.20 sq.ft
FLAT - 7	874.69 sq.ft	784.75 sq.ft
FLAT - 8	874.75 sq.ft	874.28 sq.ft
FLAT - 9	874.69 sq.ft	784.78 sq.ft
FLAT - 10	874.75 sq.ft	784.78 sq.ft
COMMON AREA	971.69 sq.ft	
TOTAL AREA PER FLOOR	1123.48 sq.m	

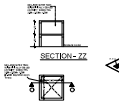
FLAT NAME	AREA (SQ.FT)	CARPET AREA (SQ.FT)
FLAT - 1	1012.68 sq.ft	874.19 sq.ft
FLAT - 2	972.17 sq.ft	874.19 sq.ft
FLAT - 3	874.69 sq.ft	784.39 sq.ft
FLAT - 4	874.75 sq.ft	784.78 sq.ft
FLAT - 5	874.25 sq.ft	784.23 sq.ft
FLAT - 6	874.75 sq.ft	784.20 sq.ft
FLAT - 7	874.69 sq.ft	784.75 sq.ft
FLAT - 8	874.75 sq.ft	874.28 sq.ft
FLAT - 9	874.69 sq.ft	784.78 sq.ft
FLAT - 10	874.75 sq.ft	784.78 sq.ft
FLAT - 11	874.75 sq.ft	874.19 sq.ft
FLAT - 12	874.69 sq.ft	874.78 sq.ft
FLAT - 13	874.75 sq.ft	874.78 sq.ft
COMMON AREA	1172.71 sq.ft	
TOTAL AREA PER FLOOR	1137.89 sq.m	



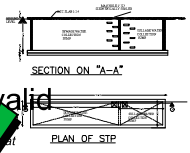












Signature valid Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2024.09.26 12:36:43

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.11.19 19:12:32

SHEET NO : 01 of 05

PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS OF SINGLE BLOCK UNDER AHP SCHEME WITH BASEMENT+ STILT+ 19 FLOORS WITH 244 NOS DWELLING UNITS SITUATED AT NATTAN - EGATTUR ROAD, EGATTUR, CHENNAI - 603103. COMPRISED IN S.NOS. 113/2A & 130/2 OF EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGLEPATTU DISTRICT.

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR 1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
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V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.22
W5	WINDOW	1.52x1.37

COLOR INDEX:
PROPOSAL
BOUNDARY
ROAD

SCALE - 1:250 / PAPER SIZE - A0

SUB TITLE :
1. SITE PLAN
2. KEY PLAN
3. DETAIL PLAN
4. AREA STATEMENT

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Mobile: +91 99441 19965

ARCHITECT :
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Registered Architect
Licenced Surveyor
CA/2014/65902, R.A.No. 704,
No. 157, Habibullah Road,
T. Nagar, Chennai - 600 017.

OWNER :
For JAIN HOUSING LLP
Authorised Signatory



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

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