Verified RealEstate™

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

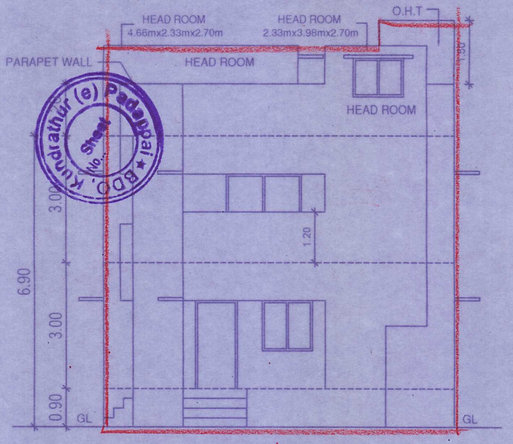
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

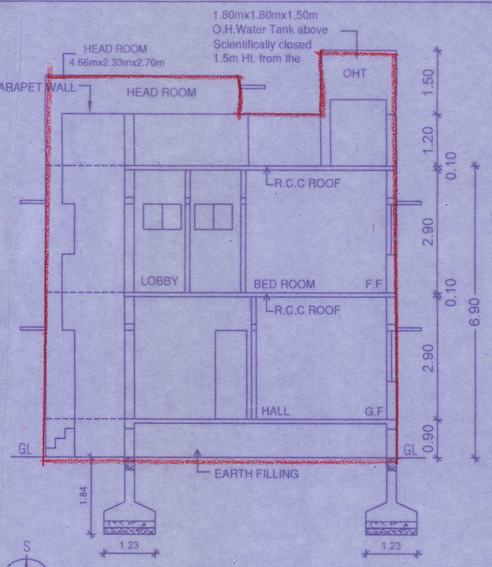
Official Property Record



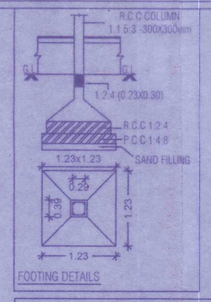
Digitally Verified Record - Powered by Verified RealEstate™

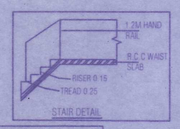


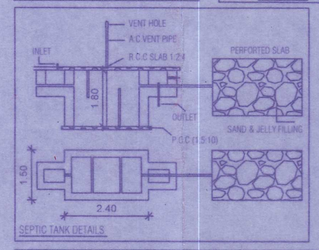
FRONT ELEVATION

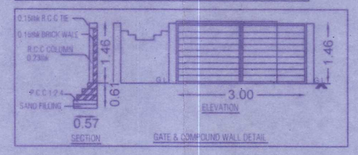


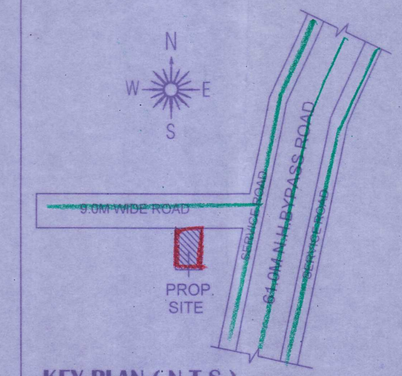
SECTION ON A-A



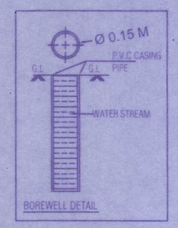




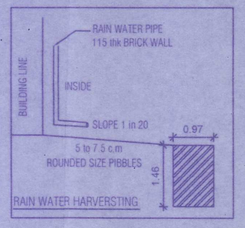




KEY PLAN (N.T.S)



BOREWELL DETAIL



RAIN WATER HARVERSTING

CMDA APPROVED LAYOUT :-
P.P.D/L.O No: 106/2024,
vide Letter No.Layout-1/0013/2024,
Date : 24.05.2024

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND AND FIRST FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNITS IN PATTA No. 1264 AS PER PATTA NEW S.Nos. 119/2 & 120/2B1 AT PLOT No.2 OF RENDAMKATTALAI VILLAGE AND KUNDRATHUR PANCHAYAT UNION, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

ALL DIMENSIONS ARE IN METER ONLY.

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.00M X 2.10M
D1	DOOR	0.90M x 2.10M
D2	DOOR	0.75M x 2.10M
W1	WINDOW	1.20M X 1.37M
KW	WINDOW	1.20M X 0.90M
V1	VENTILATOR	0.85M X 0.60M
O	OPENING	0.90M X 2.10M

SPECIFICATION:

1. P.C.C 1:5:10 FOR FOUNDATION.
2. P.C.C 1:4:8 FOR FLOOR CONCRETE.
3. 0.23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4. ALL R.C.C WORKS IN 1:2:4 MIX
5. WALL PLASTERING IN C.M 1:4
6. CEILING PLASTERING IN C.M 1:3
7. MOSAIC TILE FLOORING SET IN C.M 1:3
8. ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

AREA STATEMENT:

PLOT AREA	:	258.73 Sq.M	(2785.00 Sq.ft)
GROUND FLOOR AREA	:	95.03 Sq.M	(1023.00 Sq.ft)
FIRST FLOOR AREA	:	99.68 Sq.M	(1073.00 Sq.ft)
HEAD ROOM AREA	:	20.81 Sq.M	(224.00 Sq.ft)
TOTAL FLOOR AREA	:	215.52 Sq.M	(2320.00 Sq.ft)
PLOT COVERAGE	:	38.52 %	F.S.I : 0.83

COLOUR INDEX:
PROPOSED
BOUNDARY
ROAD

SCALE : 1:100 , N.T.S

SEPTIC TANK - 1 No.
TOILET - 6 Nos.
O.H.T - 2 Nos.
LENGTH OF THE COMPOUND WALL - 64.88 RM.

For ST. ANGELOS VNCT VENTURES LLP

Authorised Signatory

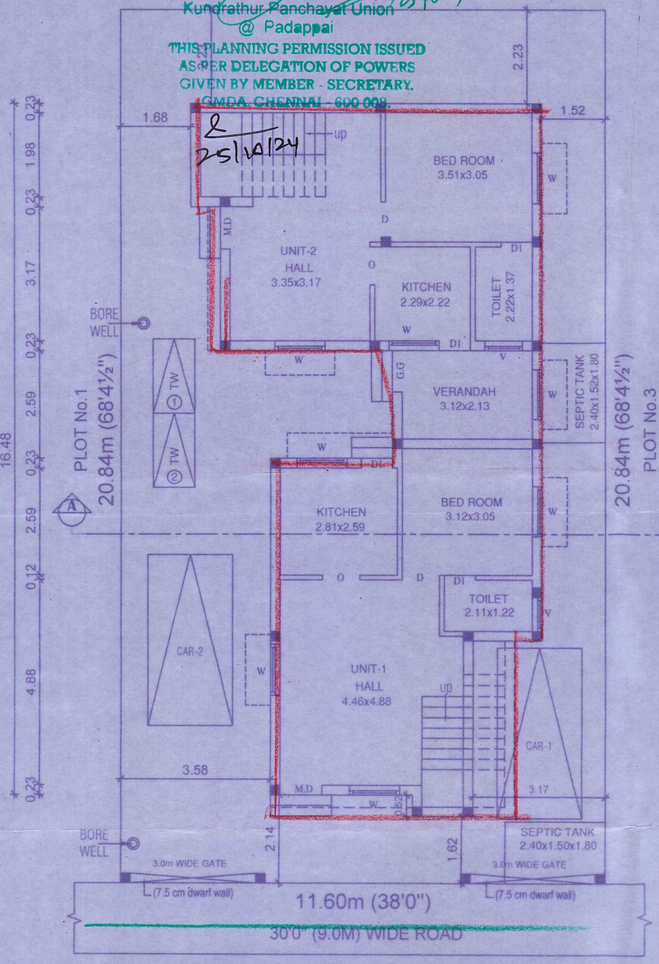
SIGNATURE OF OWNER:

D. ARUN, B.E.,
REGISTERED ENGINEER GRADE-II
REGISTRATION No.REIGR-II/19104/041
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ARUN DESIGNS
No.14, Leelavathi Nagar Extn, Near SMIT College,
Chikkarayapuram, Chennai-600 069.
Cell : 95437 70098, 98404 10097.

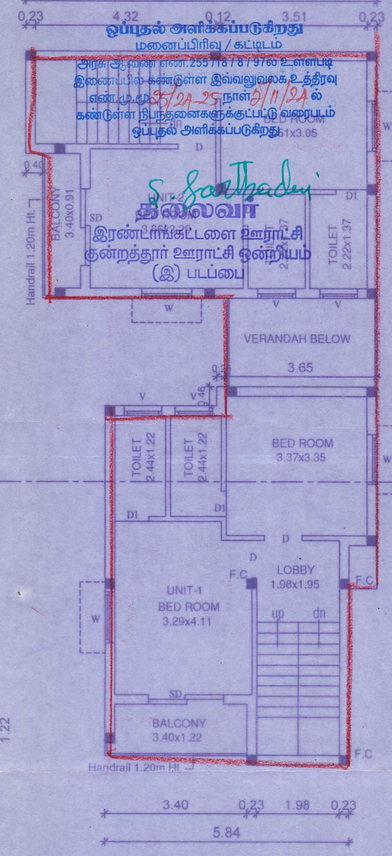
LICENSED SURVEYOR SIGNATURE:

ARUN DESIGNS - KUNDRATHUR, CELL : +91 95437 70098

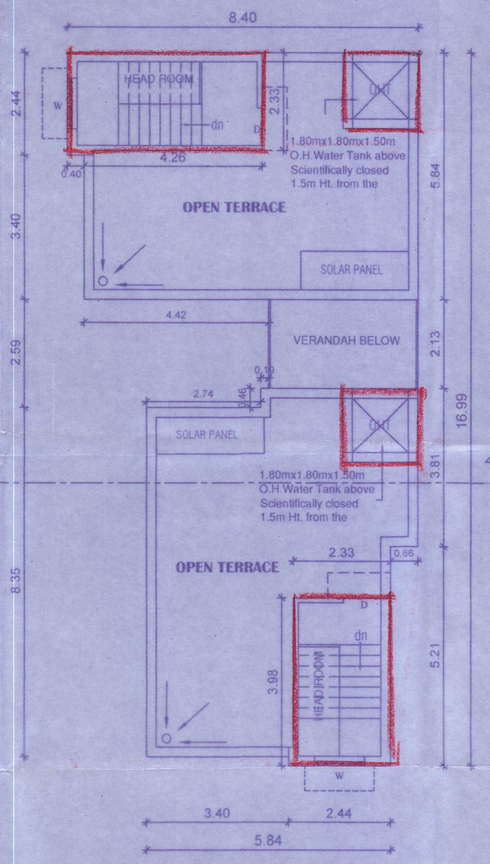
Planning Permit No. 806/2024
APPROVED
Subject to the conditions in this Office
D.Dis. 5565/24/A3/Date. 25.10.24
SURVEY No.133
Commissioner
Kundrathur Panchayat Union
@ Padappai
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA, CHENNAI - 600 008.



SITE CUM GROUND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

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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OMR Thoraipakkam,
Chennai, India

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