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

Official Property Record

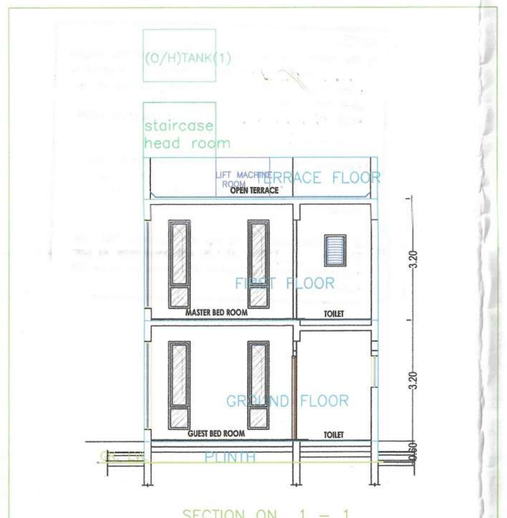
Digitally Verified Record - Powered by Verified RealEstate™



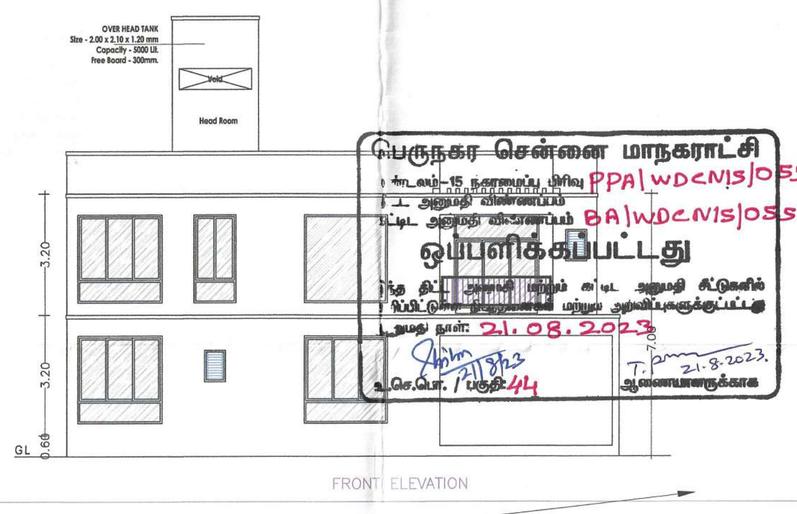
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO - 12, KALAIGAR KARUNANITHI SALAI, SHOLINGANALLUR, CHENNAI - 600 119. COMPRESSED IN S.NO: 180/ 2E2,180/1C2A,180/2F2,181/3A1,181/3A2,181/3B,181/3C AND 181/3D OF SHOLINGANALLUR VILLAGE, GREATER CHENNAI CORPORATION DIVISION - 197, ZONE - XV.

NOTE : LAYOUT APPROVED VIDE NO : LA/WDCN15/00011/2023

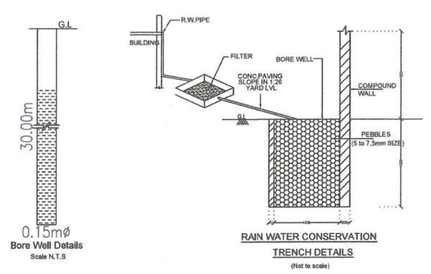
: SD/WDCN15/00463/2022 DT : 02/05/2023



SECTION ON 1 – 1



FRONT ELEVATION

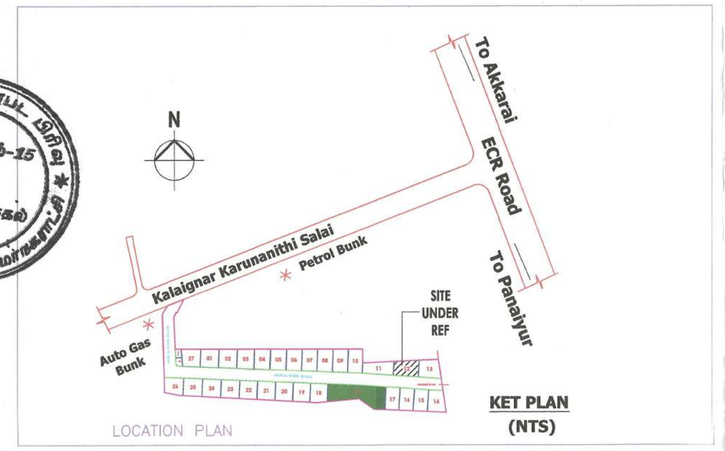


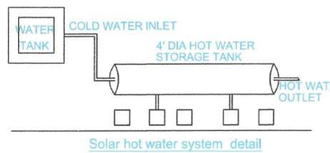
RAIN WATER CONSERVATION TRENCH DETAILS

(Not to scale)

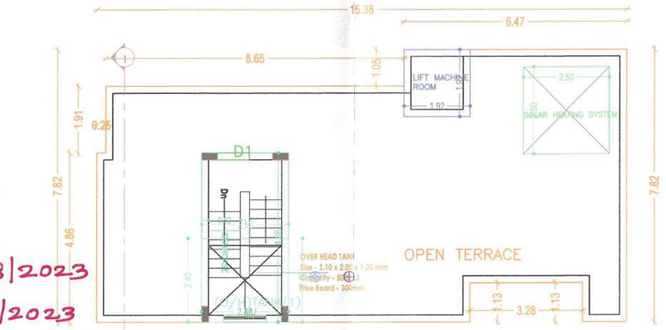
SPECIFICATION
FOUNDATION R.C.C COLUMN IN MIX m25
ROOF SLAB, LINTEL, AND SUNSHADE IN MIX m25
JOINERY -TK WOOD DOORS AND TK WOOD FRAME
WITH GLAZED WINDOWS
FLOORING- MOSAIC
WEATHERING COURSE- BRICK JELLY LIME
CONCRETE WITH WEATHERING PROOF TILES.
PAINTING- TWO COATS OF ENAMEL PAINTS.

General Specification

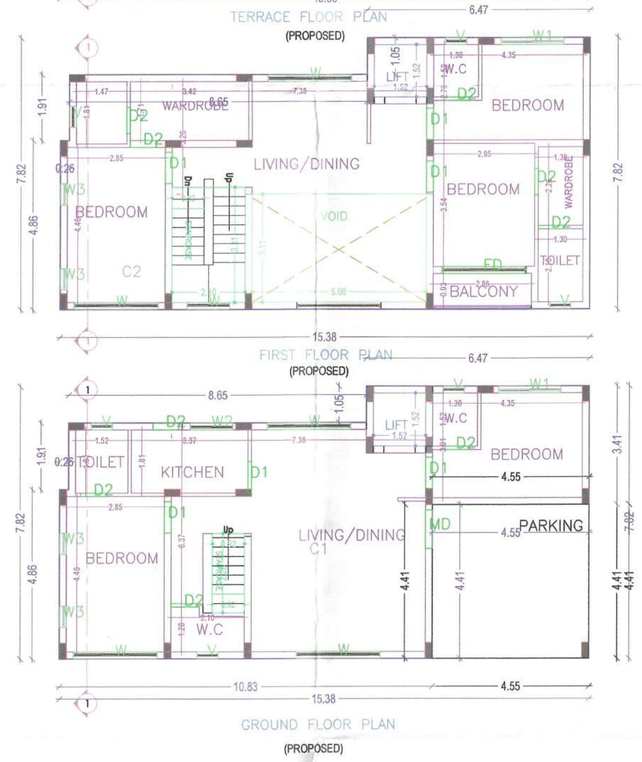




Solar hot water system detail

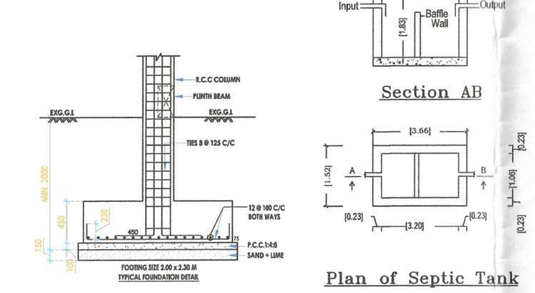


TERRACE FLOOR PLAN



FIRST FLOOR PLAN (PROPOSED)

GROUND FLOOR PLAN (PROPOSED)

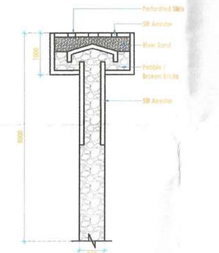


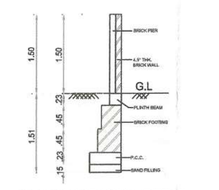
Section AB

Plan of Septic Tank



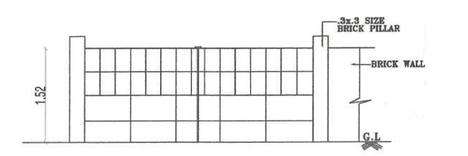
DWARF WALL DETAILS

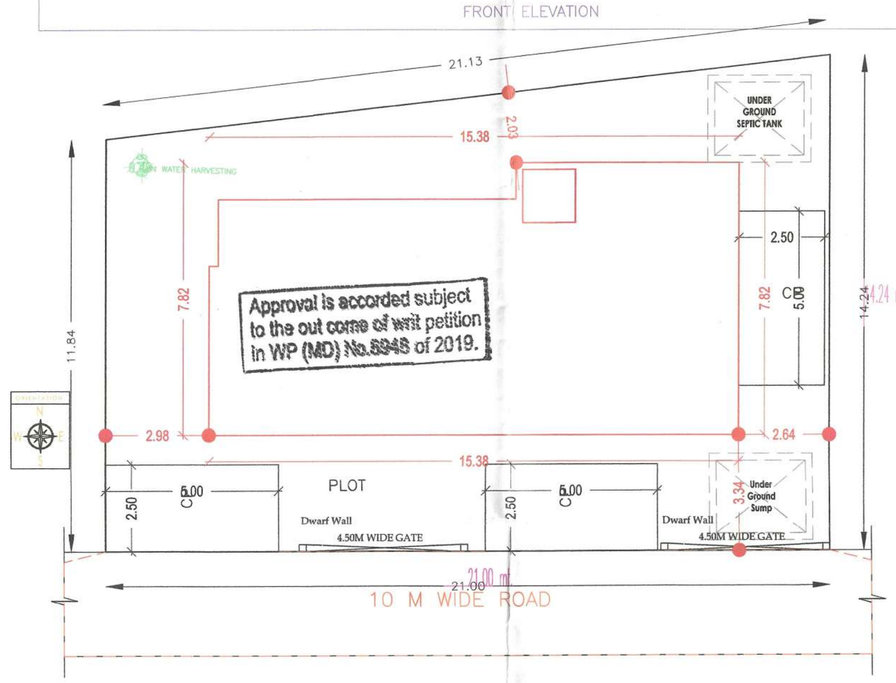




COMPOUND WALL DETAIL

(NOT TO SCALE)





SITE PLAN

AREA STATEMENT (COC)		VERSION NO.: 1.03 VERSION DATE: 09/12/2016
PROJECT DETAIL		
File No.:	COC/10115/23	
Case Type:	New	Name of Road: KALAIGAR KARUNANITHI SALAI
Type of Proposal:	Primary Residential	Plot No.: 12
Category :	Ordinary Bldg	Door No.:
Zone:	Zone-15	Division : Div - 197
Survey No.:	180/ 2E2,1C2A,2F2,181/3A1,3A2,3B,3C AND 3D	Survey Village: SHOLINGANALLUR
Land Use Zone:	Aquifer Recharge Area	

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		270.81
PLOT AREA AS PER DOCUMENT		270.81
PLOT AREA AS PER SITE		270.81
PLOT AREA AS PER DRAWING		273.79
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	270.81
BALANCE AREA OF PLOT	(B)	270.81
NET AREA OF PLOT	(C)	270.81
NET BALANCE AREA OF PLOT	(D)	270.81
MAX. PERMISSIBLE COVERAGE AREA	(40%)	108.32
Proposed Coverage Area		108.10
Total Proposed Coverage Area	(39.92%)	108.10
BALANCE COVERAGE AREA		0.22
PERMISSIBLE FSI AREA	0.80	216.65
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	0.80	216.65
Residential FSI		180.33
Proposed Floor (FSI) Area		180.33
TOTAL PROPOSED FSI AREA		180.33
CONSUMED FSI		0.67
TOTAL PROP. BUILT UP AREA		220.91

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

For NUTECH REALTY PROJECTS PVT. LTD.

Director

SIGNATURE OF OWNER

ARVINDAN RANGAN
Registered Architect - CA/1991 / 14238
"Sharada Krupa"
No. 149, Chamiers Road,
R.A. Puram, Chennai - 600 028

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

பெருநகர சென்னை மாநகராட்சி
வ.எண்:- 15 உரிமைப்பு பிரிவு PPA/WDCN15/05568/2023
உட அனுமதி விண்ணப்பம் BA/WDCN15/05585/2023
ஒப்புவிக்கப்பட்டது
21.08.2023
21.8.2023.

FLOORWISE FSI STATEMENT FOR: A (RES)

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.15	3.71	-	0.00	0.00	15.86	0
FIRST FLOOR	0.00	0.00	92.30	0.00	0.00	0.00	0.00	92.30	0.00	-	2.33	-	0.00	0.00	94.63	0
GROUND FLOOR	0.00	0.00	88.03	0.00	0.00	0.00	0.00	88.03	0.00	-	2.33	-	0.00	20.07	110.43	1
Total	0.00	0.00	180.33	0.00	0.00	0.00	0.00	180.33	0.00	12.15	8.36	-	0.00	20.07	220.91	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	09
D1	0.90	2.10	06
MD	1.10	2.10	01
FD	2.40	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.61	0.60	06
W3	0.61	1.20	04
W2	1.22	1.20	01
W1	1.83	1.20	02
W	2.44	1.20	05

BUILDING DETAILS

Building Name	Use	SubUse	Structure
A (RES)	Primary Residential	Residential Bldg	Bldg Upto 15.25mt. Ht.

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	2	25.00	3	37.50
-	Two Wheeler	0	0.00	0	0.00
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	25.00	-	57.57

TOTAL FSI STATEMENT

BUILDING	FSI AREA Existing	COMM.	RESI.	IND.	SPEC.	TOTAL FSIAREA	TOTAL BUILTUP
A-1 (RES)	0.00	0.00	180.33	0.00	0.00	180.33	220.91
Total	0.00	0.00	180.33	0.00	0.00	180.33	220.91

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	TENEMENT (nos) PROP.	CAR (nos) by rule	CAR (nos) REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	2	1.00	2
Total	Required	-	-	-	2
Total	Proposed	-	-	-	3

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	TENEMENT (nos) PROP.	TWo WHEELER by rule	TWo WHEELER REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	0



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

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