# Verified RealEstate™

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

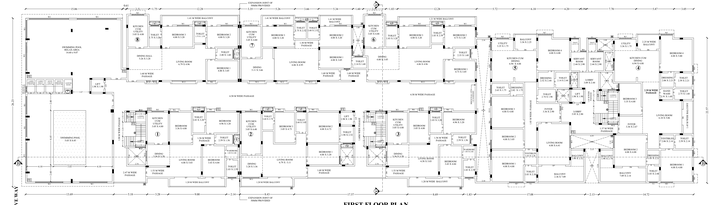
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

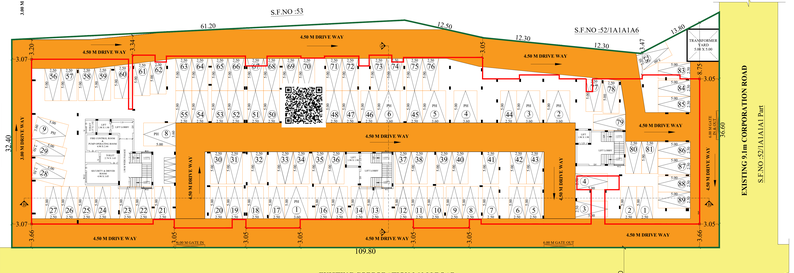
hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

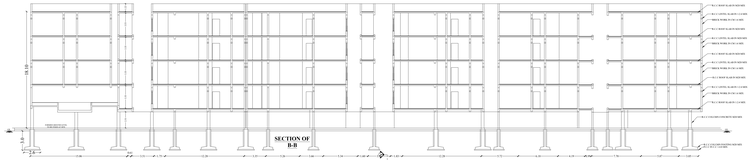
Official Property Record

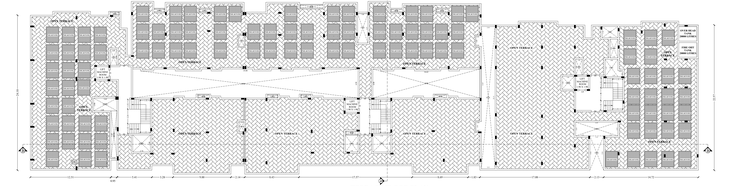


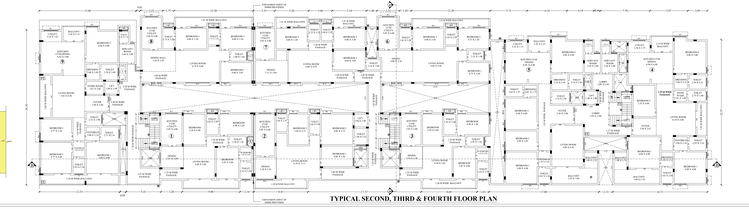
Digitally Verified Record - Powered by Verified RealEstate™



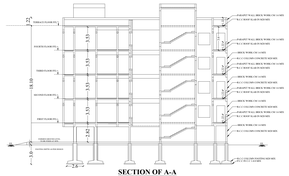



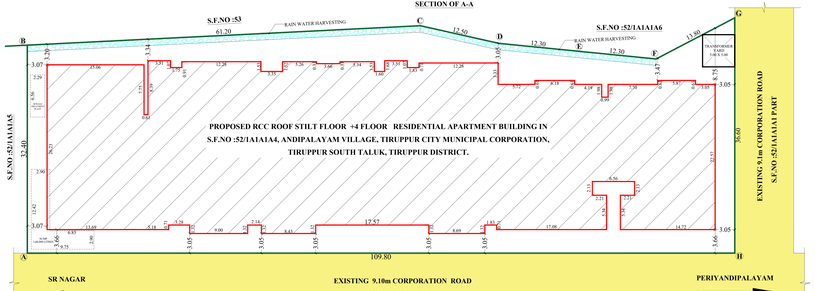







PLANNING PERMISSION No. 18/2024

LP / TCP (TD) TLPA No : 18/2024




SITE PLAN SCALE = 1:100

SITE PLAN AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT FLOOR + 4 FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.NO :52/1A1A1A4, ANDIPALAYAM VILLAGE, TIRUPPUR CITY MUNICIPAL CORPORATION, TIRUPPUR SOUTH TALUK, TIRUPPUR DISTRICT.

**APPLICANT:**Mrs.R.RANI, W/o Mr.N.RADHAKRISHNAN

**ONLINE APPLICATION NUMBER: SWP/BPA/976854/2023**
**DATE : 11.12.2023**

SCALE : ALL DIMENSION ARE IN METRE
SITE PLAN = 1: 100
STILT FLOOR PLAN = 1:100
FIRST FLOOR PLAN = 1:100
TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN = 1:100

**AREA DETAILS:-**

| | |
|---|---|
| AS PER DOCUMENT | : 3642.17 SQ.M |
| AS PER PATTA | : 3645.00 SQ.M |
| AS PER SUPER IMPOSED AREA | : 3661.90 SQ.M |

**BUILDING AREA DETAILS :-**

| FLOOR DETAILS | FSI AREA ( Sq.M ) | NON FSI AREA (Sq.M) | TOTAL BUILT UP AREA (Sq.M) |
|---|---|---|---|
| STILT FLOOR | | 2548.34 | 2548.34 |
| FIRST FLOOR | 2405.15 | 124.16 | 2529.31 |
| SECOND FLOOR | 2167.86 | 360.28 | 2528.14 |
| THIRD FLOOR | 2167.86 | 360.28 | 2528.14 |
| FOURTH FLOOR | 2167.86 | 360.28 | 2528.14 |
| HEAD ROOM | | 132.18 | 132.18 |
| TOTAL BUILT UP AREA | 8908.73 | 3887.52 | 12794.25 |

**FLOOR SPACE INDEX (FSI) :**

**FSI =** $\frac{\text{F.S.I Area}}{\text{Area of the Site}} = \frac{8908.73}{3645.00} = 2.44 < 2.60$ (Premium FSI =2.60))

**Premium FSI Area =** ( 8908.73 - (3645.00 x 2) ) = 1618.73

**HEIGHT OF THE BUILDING : 18.10 M**

**OSR FEES :**

**PARKING DETAILS :**

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| CAR SPACE INCLUDING PH | 80+9 | 80+9 |
| TWO WHEELER SPACE INCLUDING PH | 2+2 | 2+2 |
| VISITORS PARKING | 9 | 9 |

**DWELLING UNIT AREA IN SQM :**

| Floor | Unit No | Unit Area | Floor | Unit No | Unit Area | Floor | Unit No | Unit Area | Floor | Unit No | Unit Area |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | 164.02 | 2 | 1 | 164.02 | 3 | 1 | 164.02 | 4 | 1 | 164.02 |
| 1 | 2 | 164.02 | 2 | 2 | 164.02 | 3 | 2 | 164.02 | 4 | 2 | 164.02 |
| 1 | 3 | 139.37 | 2 | 3 | 139.37 | 3 | 3 | 139.37 | 4 | 3 | 139.37 |
| 1 | 4 | 208.76 | 2 | 4 | 208.76 | 3 | 4 | 208.76 | 4 | 4 | 208.76 |
| 1 | 5 | 174.54 | 2 | 5 | 174.54 | 3 | 5 | 174.54 | 4 | 5 | 174.54 |
| 1 | 6 | 174.54 | 2 | 6 | 174.54 | 3 | 6 | 174.54 | 4 | 6 | 174.54 |
| 1 | 7 | 174.78 | 2 | 7 | 174.78 | 3 | 7 | 174.78 | 4 | 7 | 174.78 |
| 1 | 8 | 361.42 | 2 | 8 | 361.42 | 3 | 8 | 361.42 | 4 | 8 | 361.42 |
| | | | 2 | 9 | 205.40 | 3 | 9 | 205.40 | 4 | 9 | 205.40 |

**TOTAL DWELLING UNIT AREA OF THE BUILDING : 8908.06 SQM**

**TOTAL NUMBER OF DWELLING UNITS : 35 Nos**

FIRE FIGHTING EQUIPMENTS :
- FIRE ALARM SYSTEM
- FIRE WATER PIPE
- FIRE FIGHTING EQUIPMENTS
- FIRE HYDRANT

JOINERIES DETAILS :-

| | | | |
|---|---|---|---|
| D - DOOR - 0.91 X 2.44 | | D6 - DOOR CUM WINDOW - 2.44 X 2.44 | W3 - WINDOW - 1.83 X 1.83 |
| D1 - DOOR - 1.00 X 2.44 | | D7 - DOOR CUM WINDOW - 3.66 X 2.44 | W4 - WINDOW - 1.22 X 1.83 |
| D2 - DOOR - 0.76 X 2.44 | | D8 - DOOR - 1.52 X 2.13 | W7 - WINDOW - 2.13 X 1.83 |
| D3 - DOOR - 0.87 X 2.44 | | W1 - WINDOW - 2.74 X 2.13 | W8 - WINDOW - 3.05 X 1.83 |
| D4 - DOOR - 1.22 X 2.44 | | W2 - WINDOW - 4.27 X 2.13 | W9 - WINDOW - 0.91 X 2.44 |
| D5 - DOOR - 1.83 X 2.44 | | W3 - WINDOW - 6.10 X 2.13 | W10 - WINDOW - 3.35 X 1.83 |
| | | W4 - WINDOW - 1.07 X 1.83 | W11 - WINDOW - 2.44 X 1.83 |

| | |
|---|---|
| W12 - WINDOW - 1.52 X 1.83 | |
| W13 - WINDOW - 3.66 X 1.83 | |
| W16 - WINDOW - 0.61 X 1.83 | |
| KW - KITCHEN WINDOW - 1.22 X 1.22 | |
| FG - FIXED GLASS - 0.61 x 1.83 | |
| V - VENTILATOR - 0.91 X 0.76 | |
| V1 - VENTILATOR - 0.61 X 0.76 | |

**COLOUR INDEX:-**

EXISTING ROAD
APPLICANT SITE BOUNDARY
PROPOSED BUILDING
DRIVE WAY
RAINWATER HARVESTING

REGISTERED STRUCTURAL ENGINEER

REGISTERED CONSTRUCTION ENGINEER

REGISTERED GEOTECHNICAL ENGINEER

REGISTERED ENGINEER

APPLICANT

# 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

Verified RealEstate™

# 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