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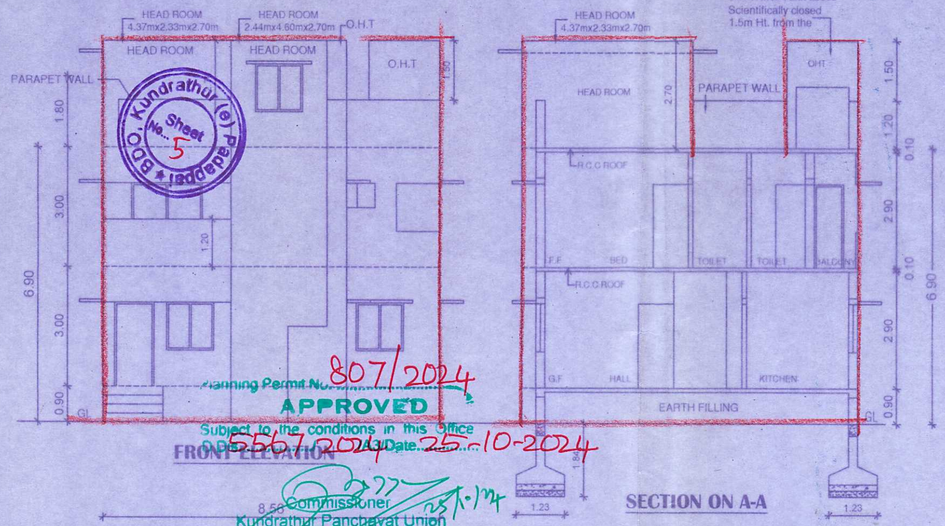
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

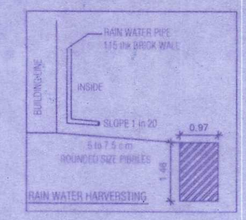
Official Property Record

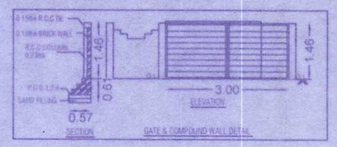


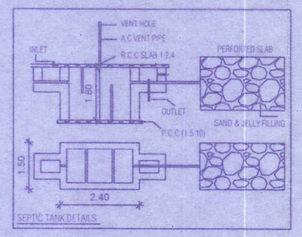
Digitally Verified Record - Powered by Verified RealEstate™

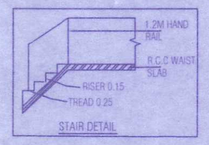


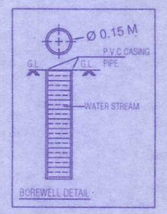
SECTION ON A-A

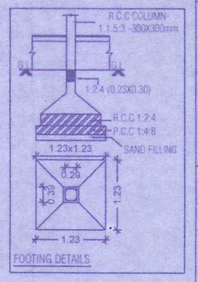


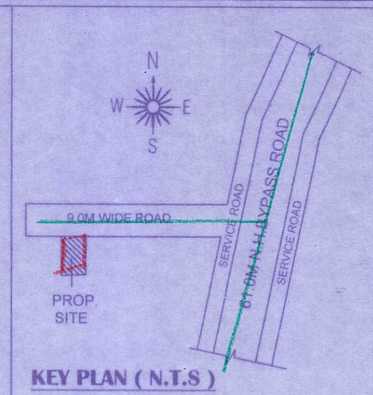










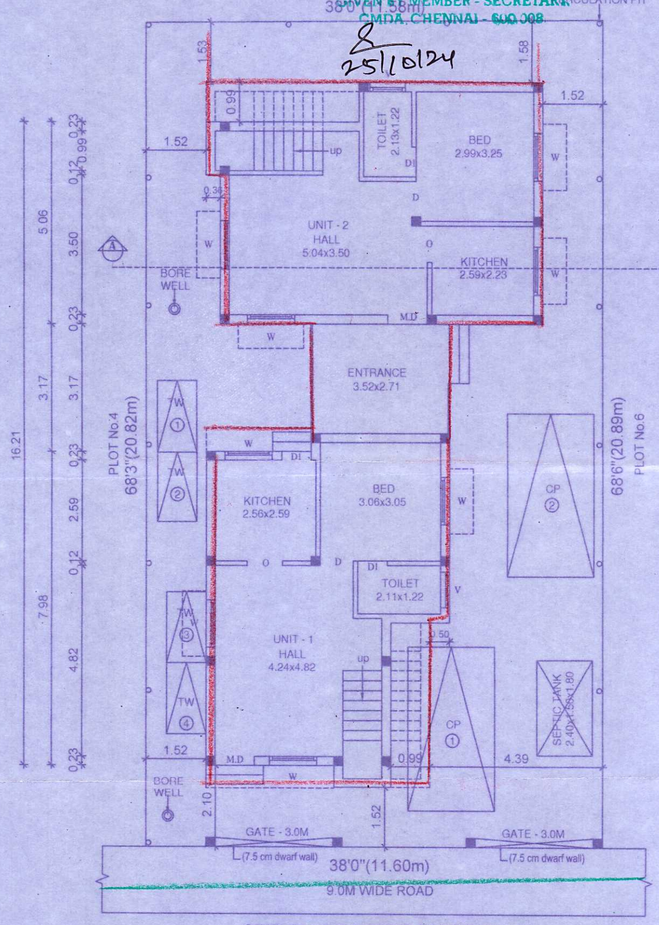


Planning Permit No. 807/2024
APPROVED
Subject to the conditions in this Office
Proceedings No. 5667/2024 Date: 25-10-2024

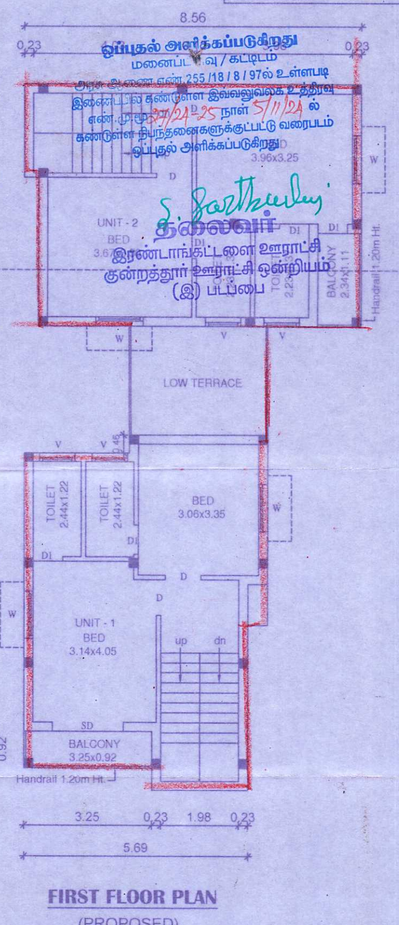
Commissioner
Kundrathur Panchayat Union
@ Padappai

THIS PLANNING PERMISSION ISSUED
AS PER DELEGATION OF POWERS
GIVEN BY MEMBER - SECRETARY
CMDA, CHENNAI - 600 008

25/10/24

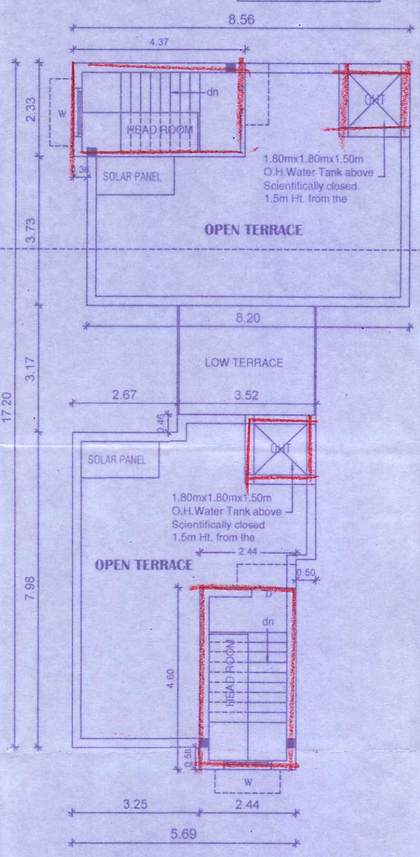


SITE CUM GROUND FLOOR PLAN
(PROPOSED)



தலைவர்
இரண்டாங்கட்டளை ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) படப்பை

FIRST FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

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.5 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	:	**260.97 Sq.M**	**(2809.00 Sq.ft)**
GROUND FLOOR AREA	:	**95.96 Sq.M**	**(1033.00 Sq.ft)**
FIRST FLOOR AREA	:	**97.09 Sq.M**	**(1045.00 Sq.ft)**
HEAD ROOM AREA	:	**25.27 Sq.M**	**(272.00 Sq.ft)**
TOTAL FLOOR AREA	:	**218.32 Sq.M**	**(2350.00 Sq.ft)**
PLOT COVERAGE	:	37.20 %	F.S.I : 0.83

COLOUR INDEX:
PROPOSED
BOUNDARY
ROAD

SCALE : 1:100 , N.T.S

SEPTIC TANK - 1 No.
TOILET - 5 Nos.
W.C - 1 No.
O.H.T - 2 Nos.
LENGTH OF THE COMPOUND WALL - 64.90 RM.

For ST. ANGELOS VNCT VENTURES LLP

Authorised Signatory

SIGNATURE OF OWNER:

D. ARUN B.E.,
REGISTERED ENGINEER GRADE-II
REGISTRATION No.RE/GR-II/19/04/041
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

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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real estate journey

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