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

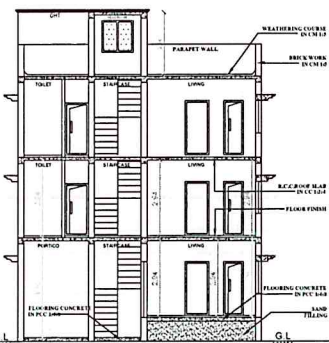
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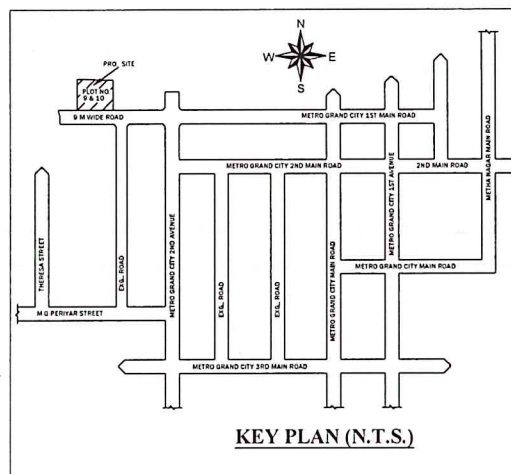
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





SECTION ON "AB"



KEY PLAN (N.T.S.)

PLAN INFO
SURVEY NO=S NO:143/1
PATTA NO=13552
TALUK=KUNDRAATHUR
PLOT NO=9 & 10
DISTRICT=KANCHEEPURAM
SINGLE_FAMILY_BLDG=NO
CRZ=NO
PLOT_AREA_M2=187.61
AS_AT_SITE=187.59
FMB_OR_PLR=187.76
AS_PER_DOCUMENT=187.76
AREA_TYPE=OTHERS
OCCUPANCY_TYPE=RESIDENTIAL
AVG_PLOT_DEPTH=12.57
AVG_PLOT_WIDTH=15.24
ROAD_WIDTH=9.00
ROAD_LENGTH=250.00
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMNT=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MOUNMNT=NO
JURISDICTION_TYPE=MUNICIPAL
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO

CMDA LAND USE : PRIMARY RESIDENTIAL AREA

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN CM 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD / UPVC / ALUMINIUM GLAZED WINDOWS
7. INTERNAL PLASTERING IN CM 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

ALL DIMENSIONS ARE IN METER

AREA STATEMENT	SQ.M
PLOT AREA (As Per Document)	137.76
Super Imposed Plot Boundary	187.61
FSI AREA	
PRO.. GROUND FLOOR AREA	90.45
PRO.. FIRST FLOOR AREA	109.26
PRO.. SECOND FLOOR AREA	109.26
TOTAL FSI AREA	308.97
PLOT COVERAGE	58.23 %
FLOOR SPACE INDEX	1.65
NON-FSI AREA	
PRO.. PORTICO AREA	18.18
PRO.. HEAD ROOM AREA	10.49
TOTAL NON-FSI AREA	28.67

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.22X1.22
W2	WINDOW	1.00X1.22
V	VENTILATOR	0.91X0.61

COLOUR INDEX:

PROPOSED BUILDING  SCALE : (1 : 100)
EXISTING ROAD  DRAWN BY: V.T.S.K
BOUNDARY LINE  DATE: 24-10-2023

For MP DEVELOPERS

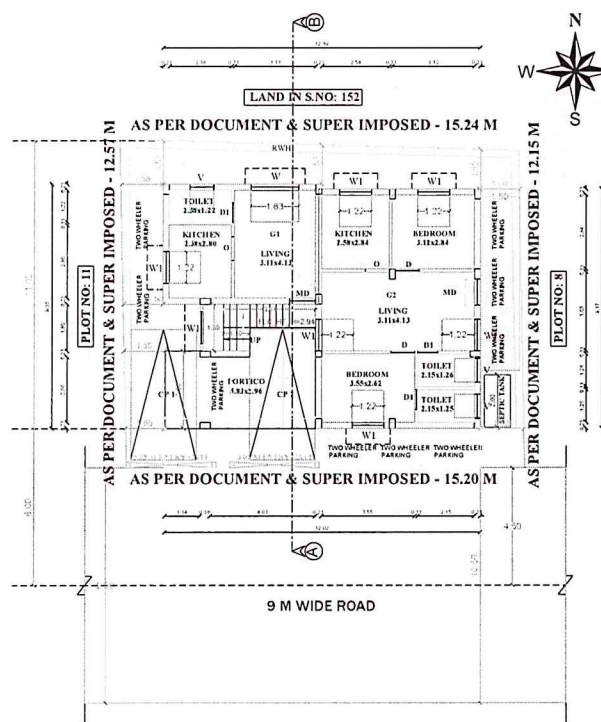
OWNER:


Er. S. SATHISH KUMAR, M.E.
CONSULTING CIVIL ENGINEER & CONTRACTOR
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
TALAVARAM, PALLADI, MARAYANATHANAGAR, MINICUP
GREATER CHENNAI CORPORATION, 6220232
THILAGAM CONSTRUCTION & PLANNERS
No.15, 2nd MAIN ROAD, NEW COLONY,
CHROMEPET, CHENNAI-600 344.
Cell: 99471 21078, 9810755669
E-Mail: sathish.enr@gmail.com

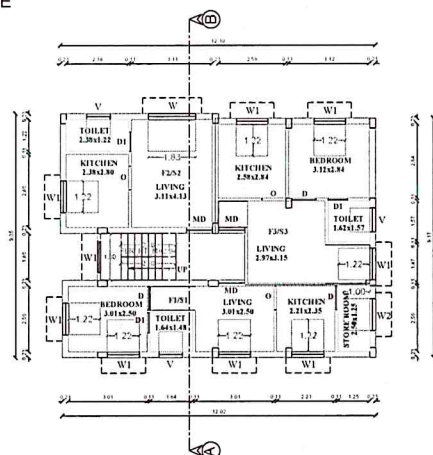
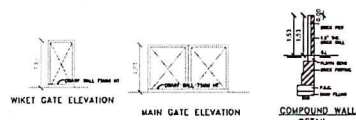
RGN NO: RE/GR-1/007/LS/2019/00003/47310

RGN NO: RE305372020
REGISTERED ENGINEER

Designed & Drafted by:
THILAGAM CONSTRUCTION & PLANNERS
NO:15, 2ND MAIN ROAD, NEW COLONY,
CHROMEPET-600044. 9941721078, 8610758689



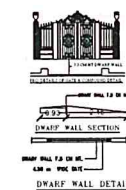
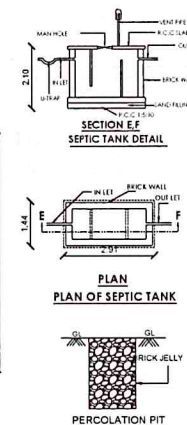
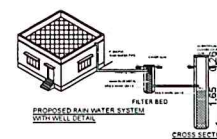
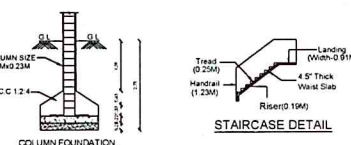
SITE CUM PRO.. GROUND FLOOR PLAN

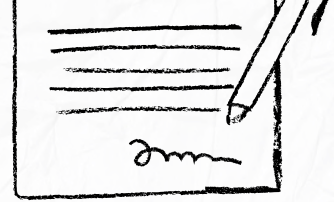


PRO.. FIRST & SECOND FLOOR PLAN

TYPICAL FLOOR PLAN=1.2

PRO., TERRACE FLOOR PLAN





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.



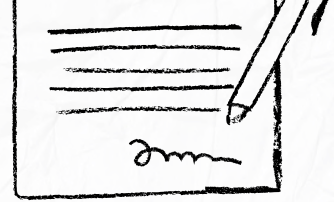
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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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



We're honored to be part of your
real estate journey

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hello@verified.realestate
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