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

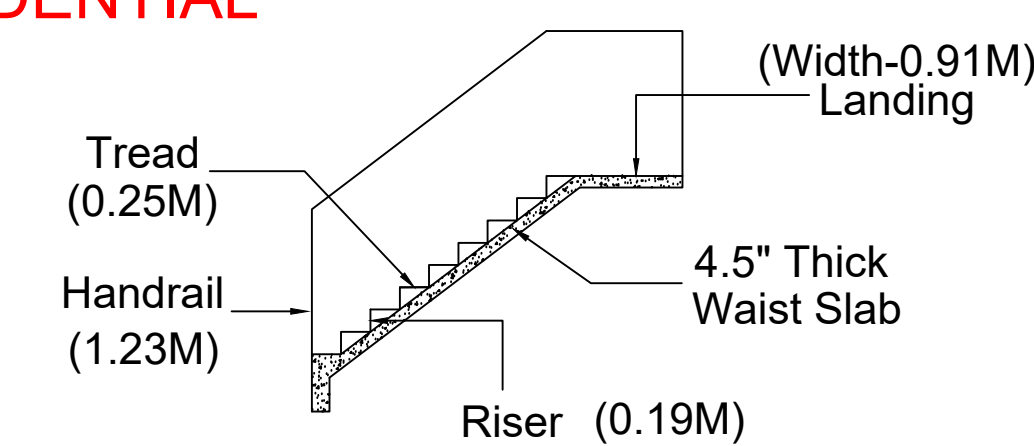
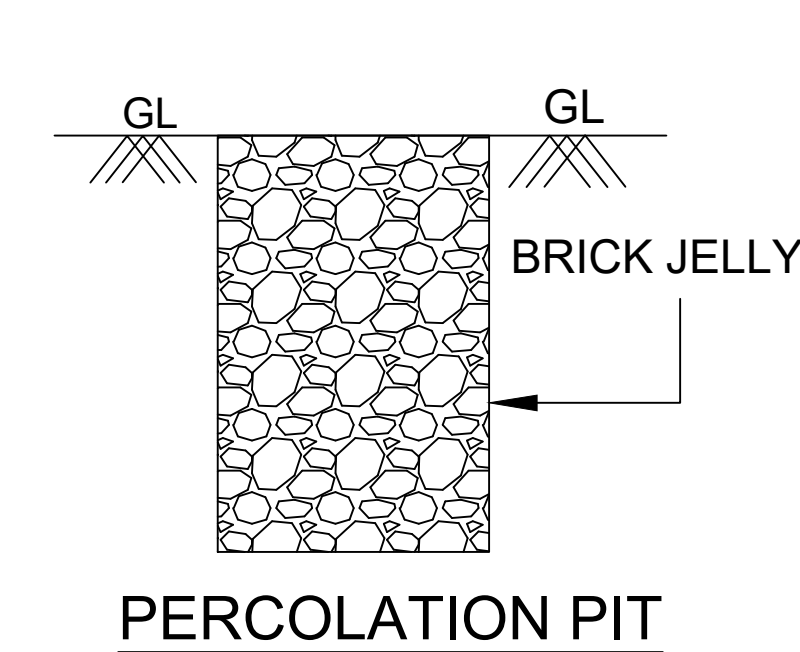
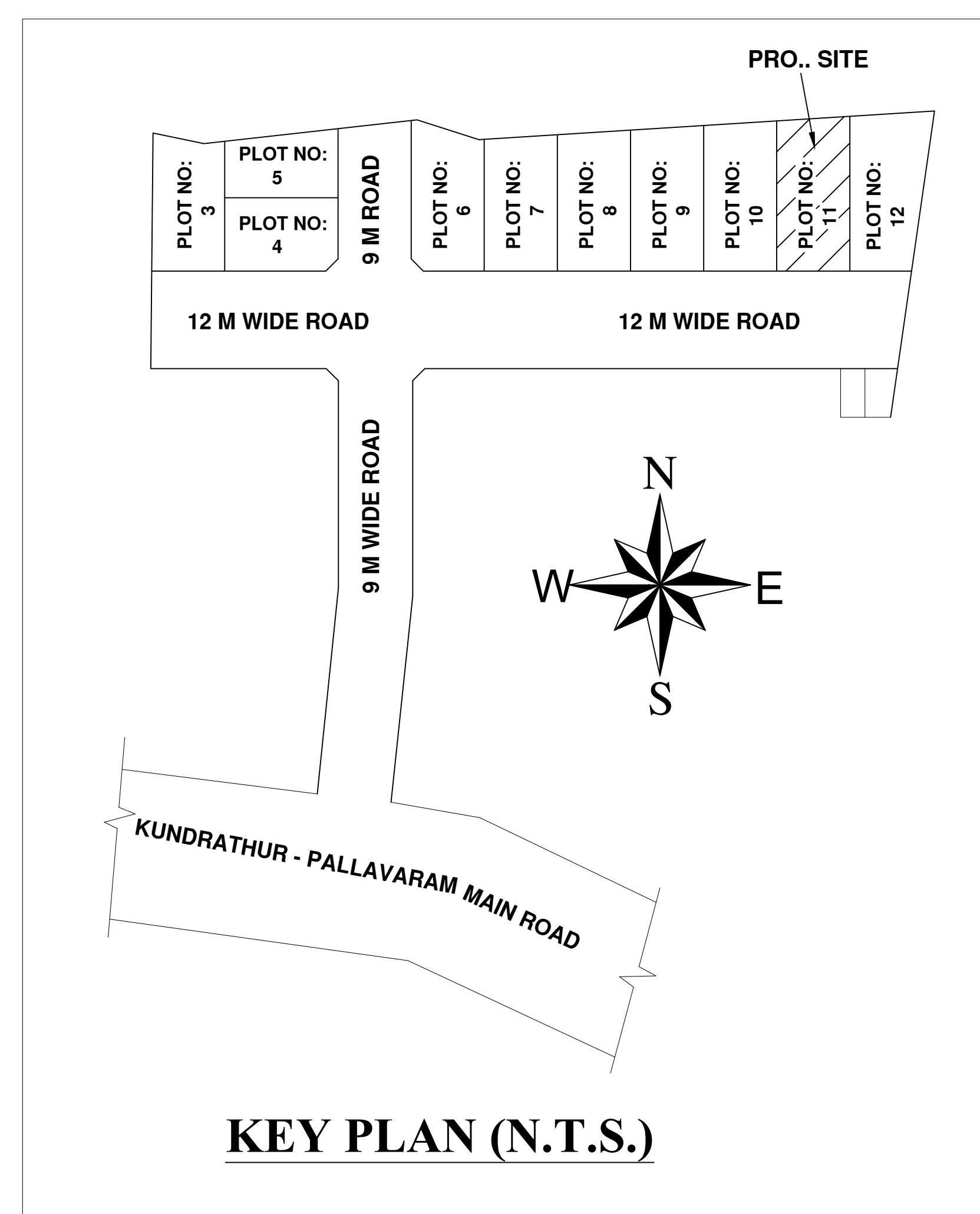
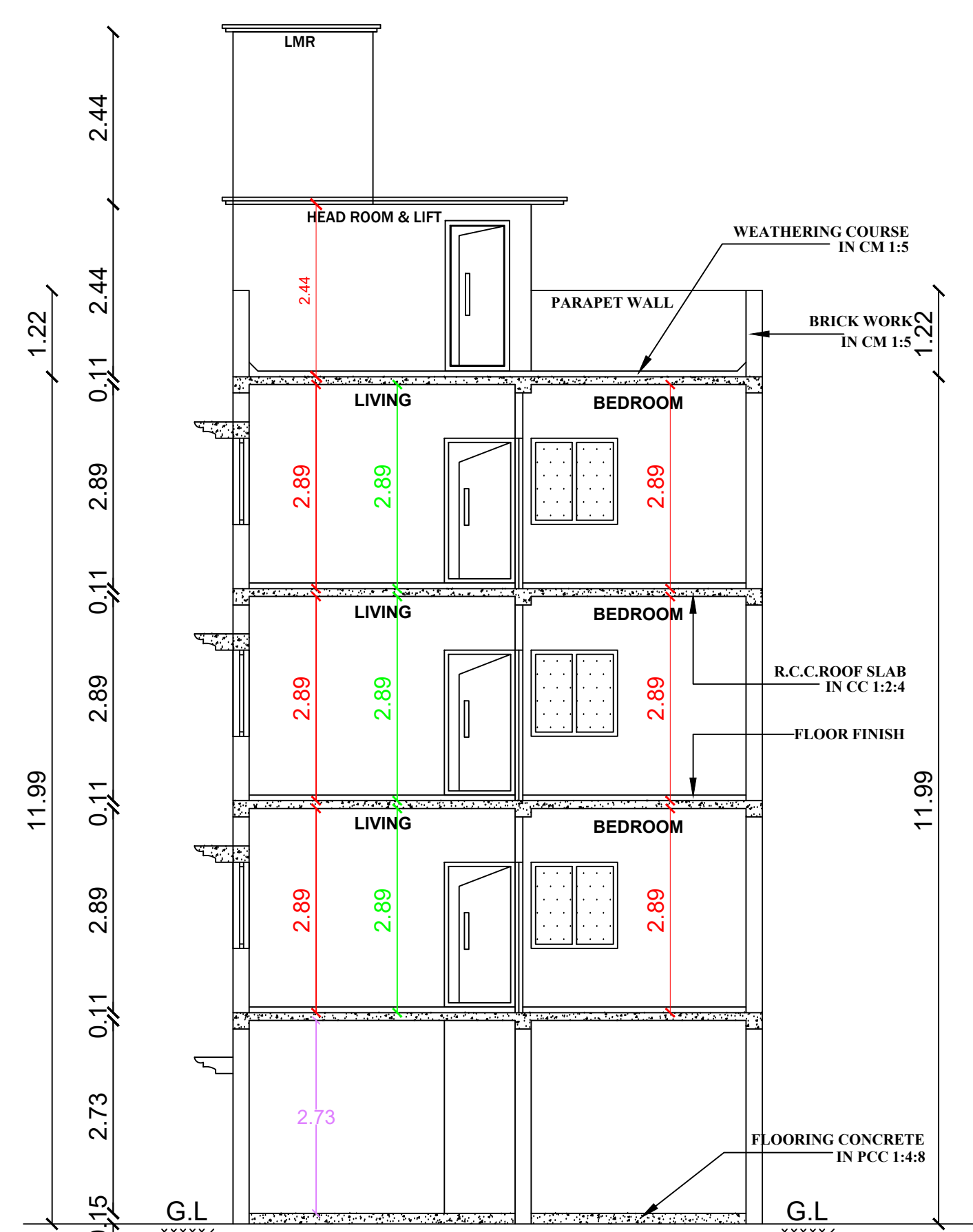
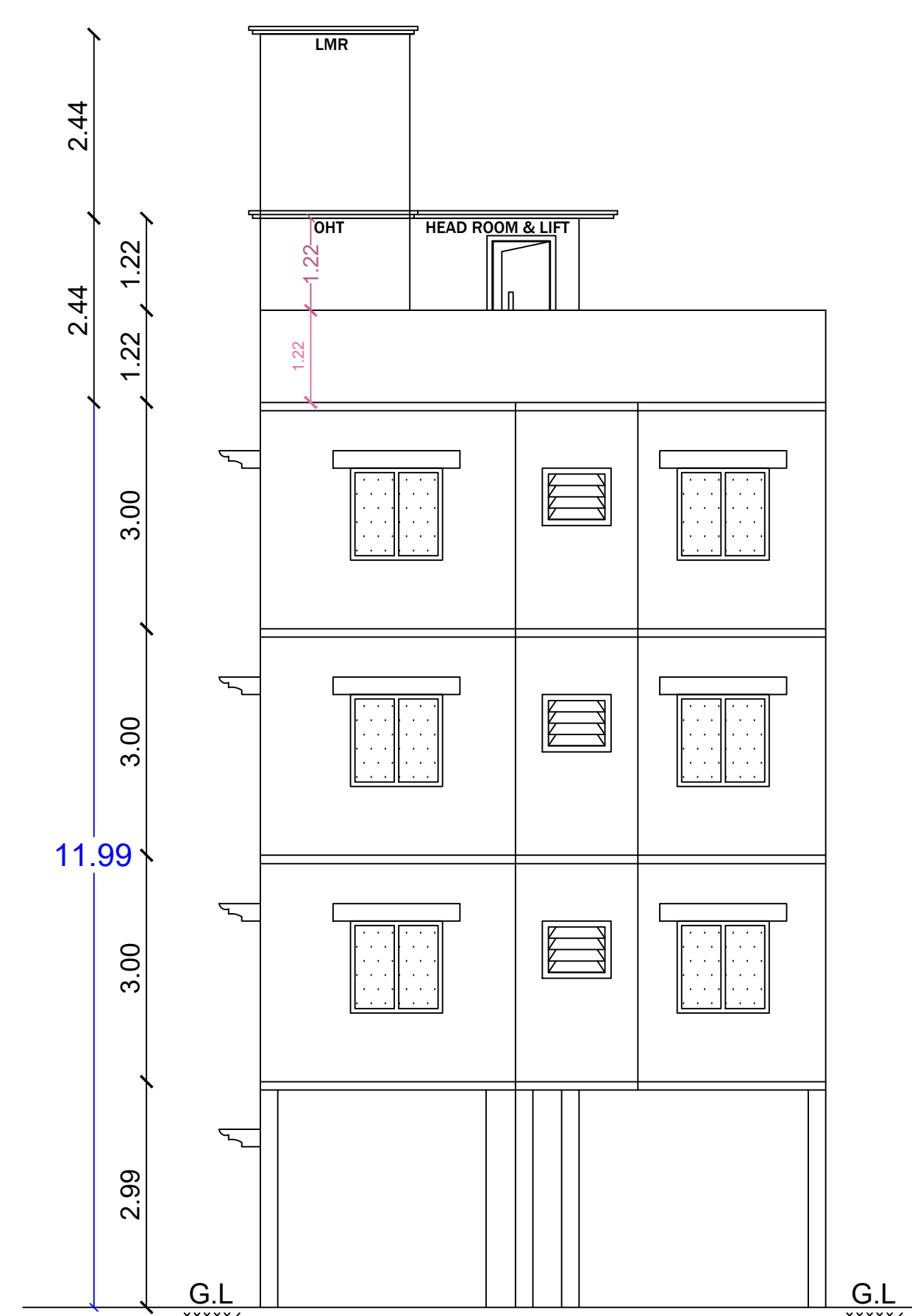
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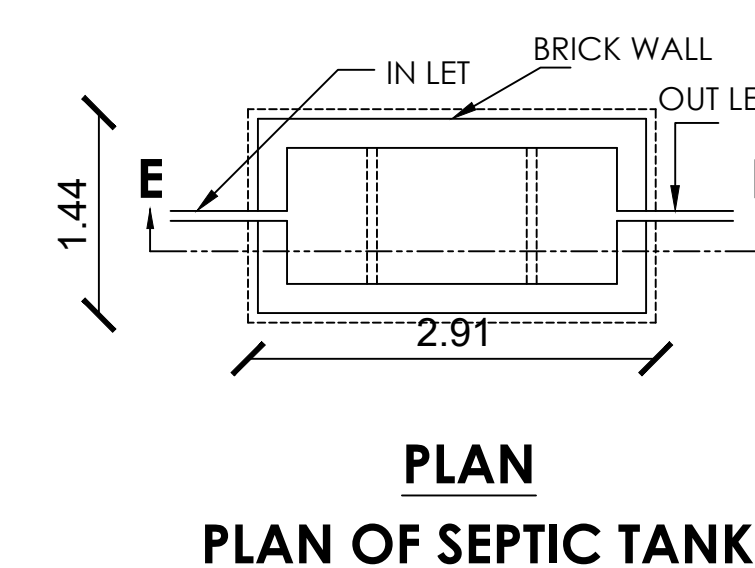
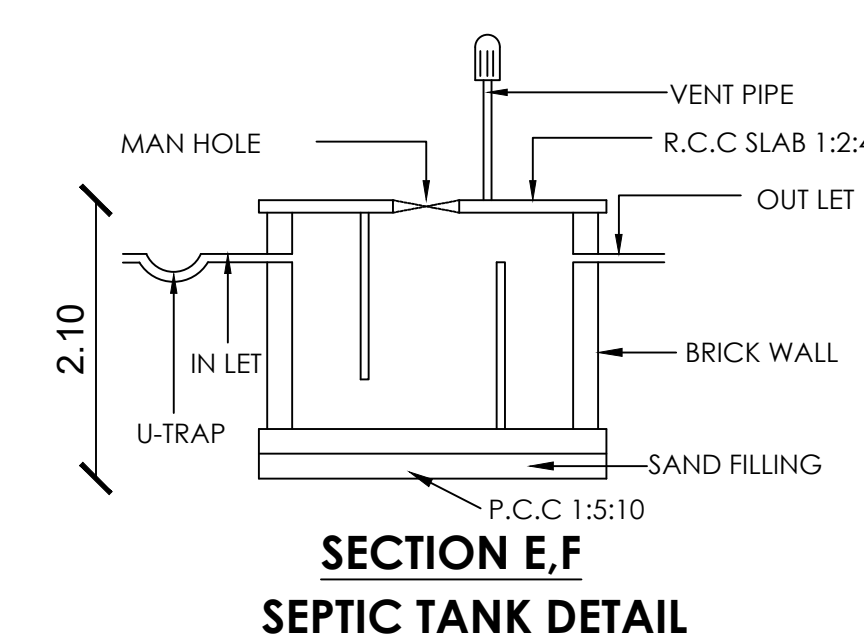
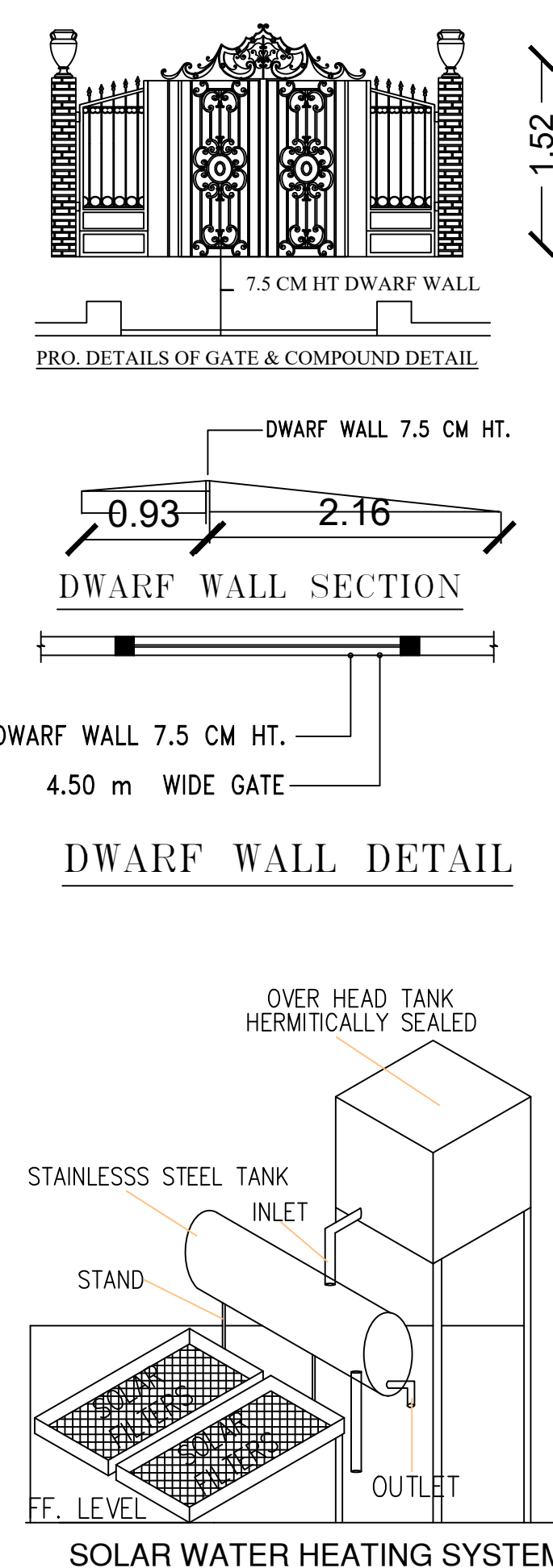
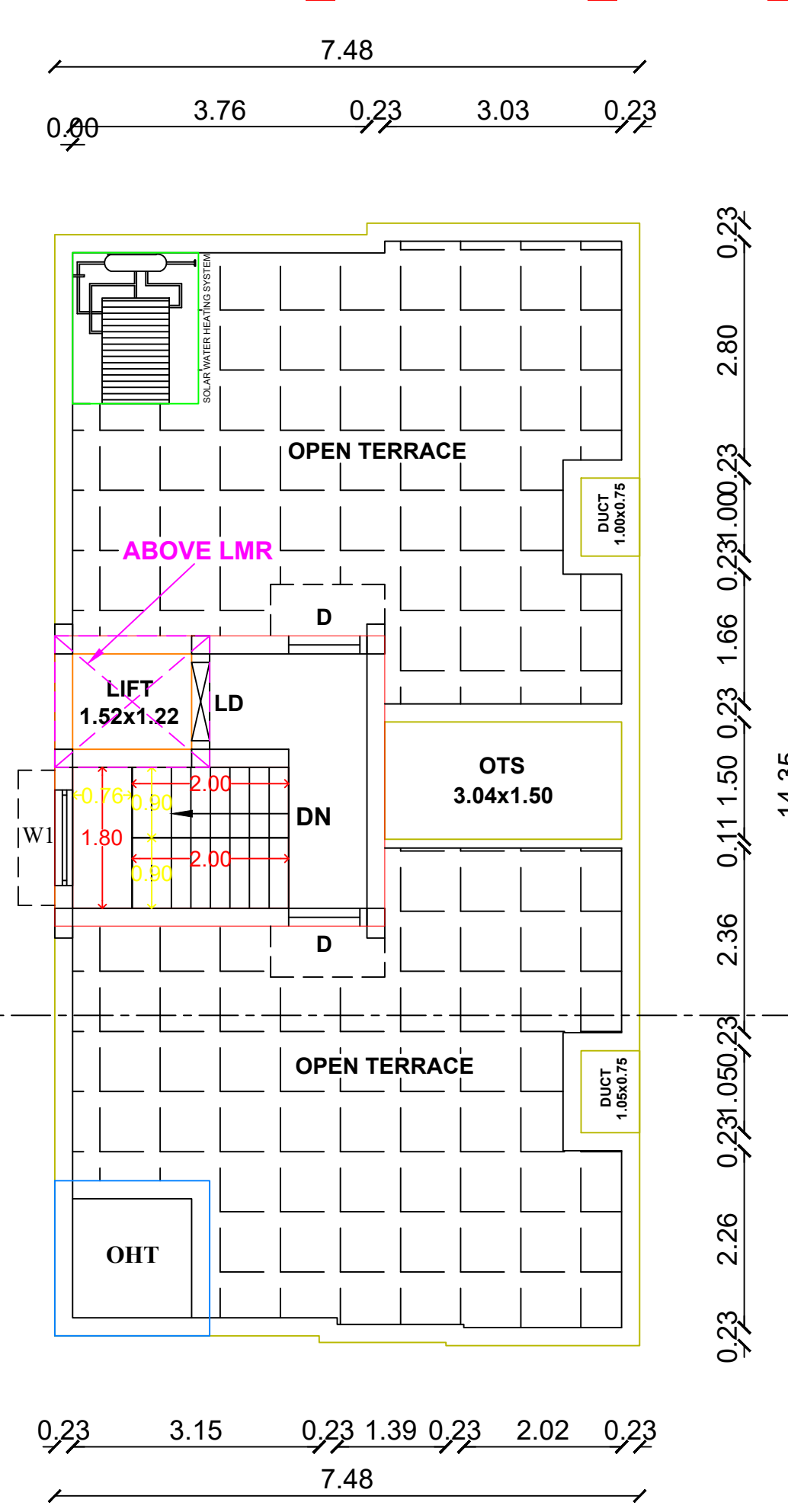
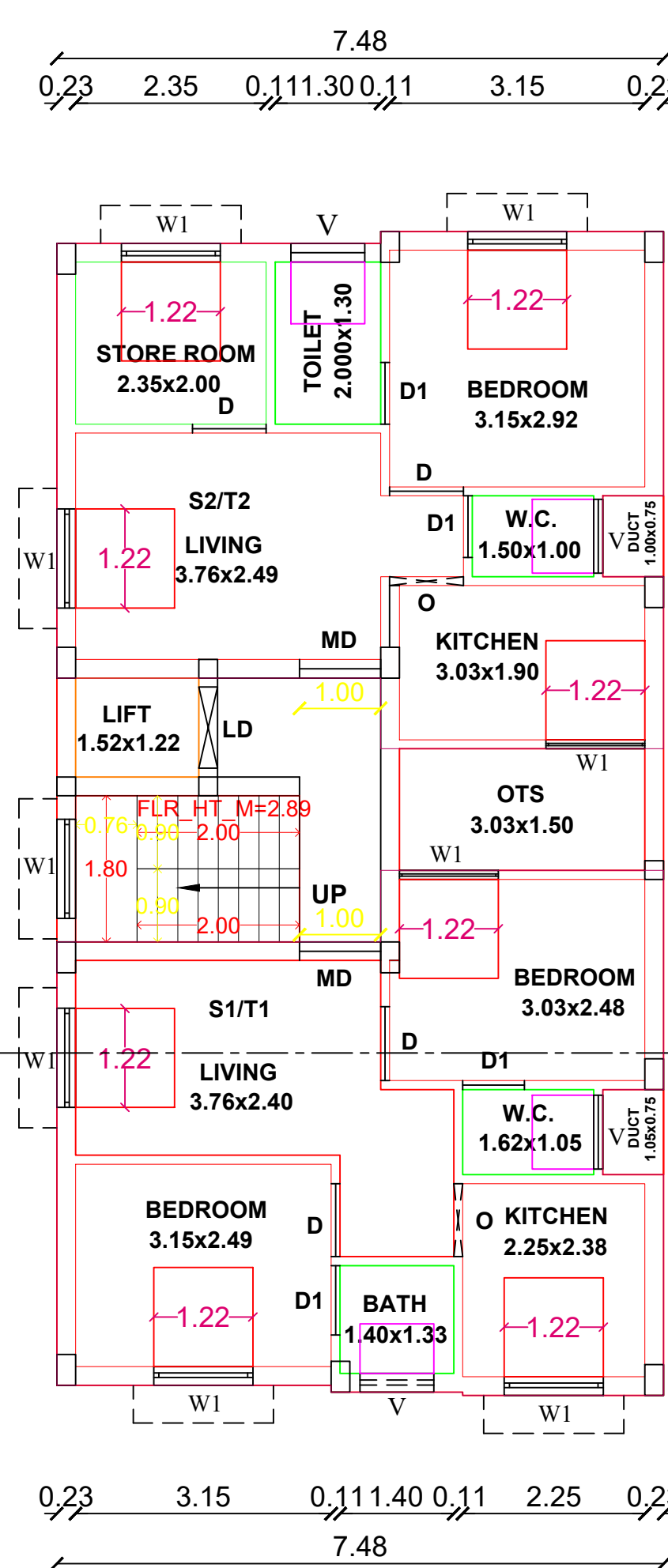
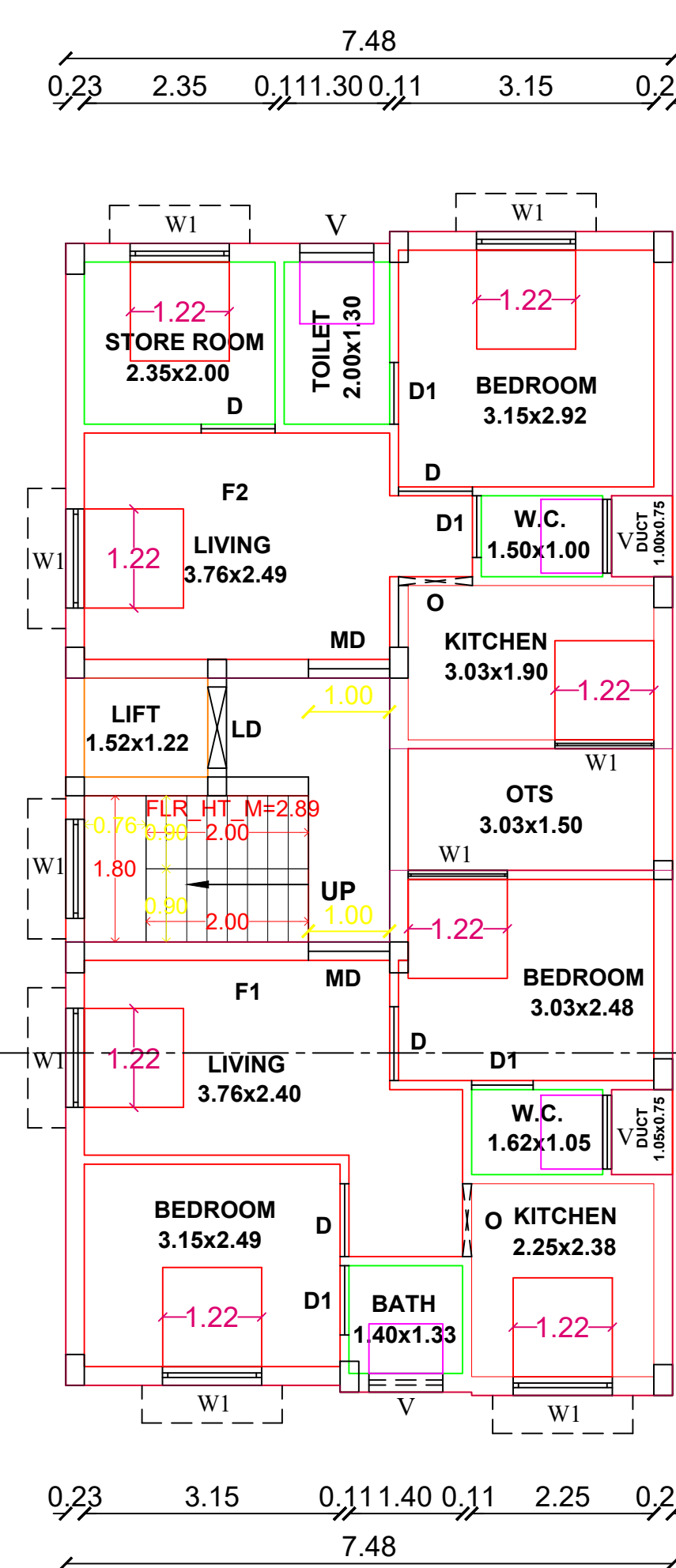
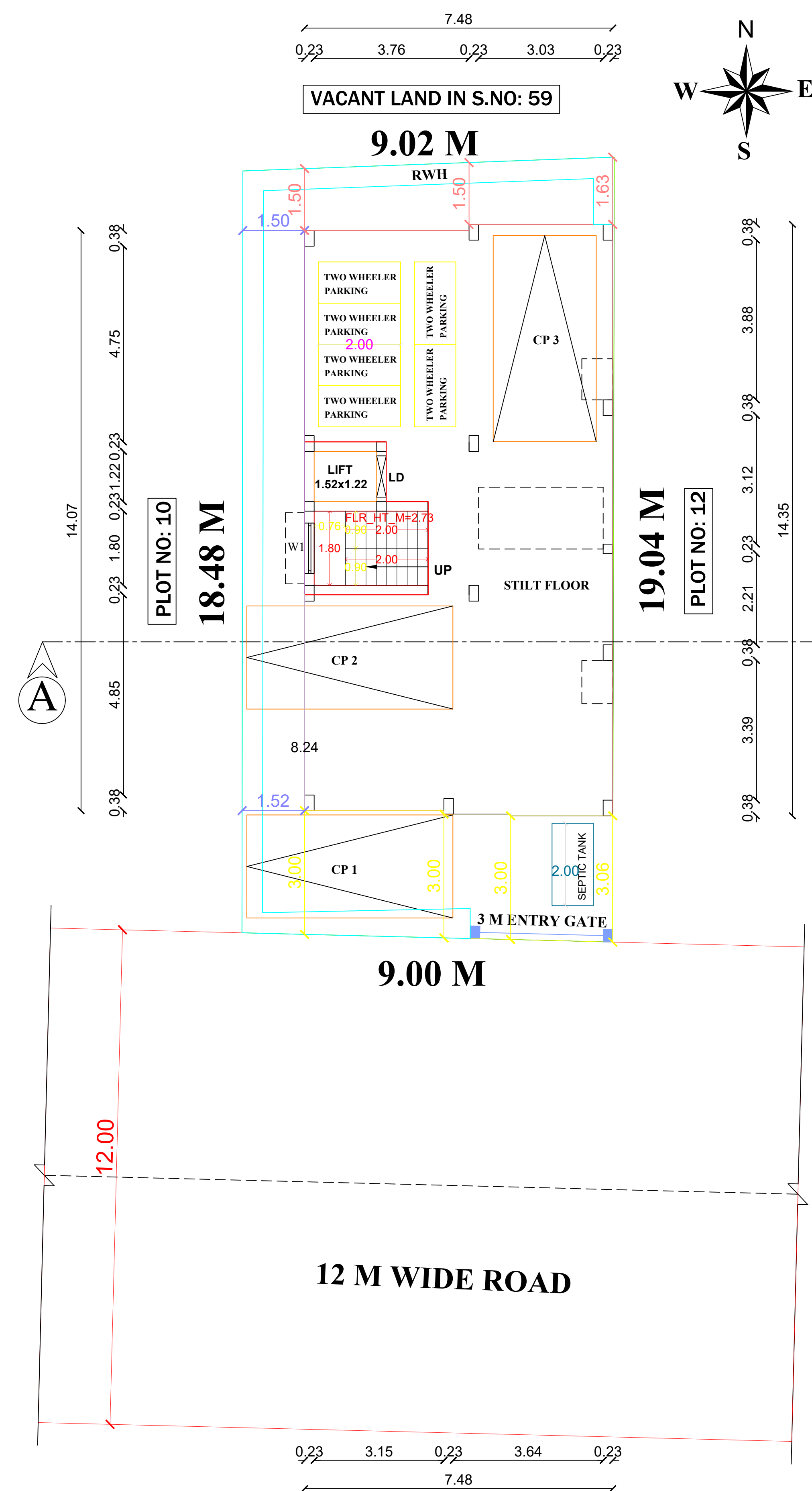
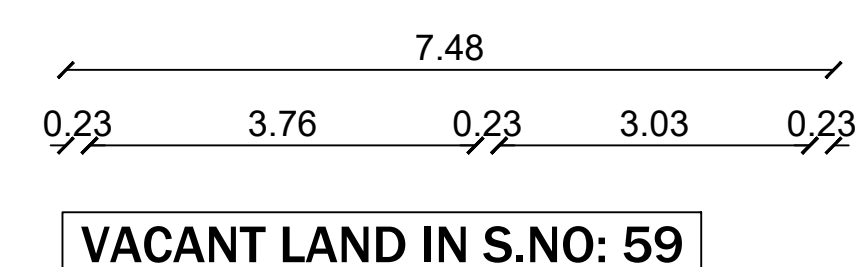
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





PLAN INFO
SURVEY_NO=60/1A1A & 64/3A1
PATTA_NO=1746
TALUK=KUNDRATHUR
DISTRICT=KANCHEEPURAM
PLOT_NO= 11
SINGLE_FAMILY_BLDG=NO
PLOT_AREA_M2=168.90
AS_AT_SITE=168.94
FMB_OR_PLR=168.90
AS_PER_DOCUMENT=168.90
CRZ=NO
OCCUPANCY_TYPE=RESIDENTIAL
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=19.04
AVG_PLOT_WIDTH=9.00
ROAD_WIDTH=12.00
ROAD_LENGTH=250.00
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMENT=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
JURISDICTION_TYPE=MUNICIPAL
NOC_FOR_CONSTRUCTION_NEAR_MOUNMENT=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO



**PLAN SHOWING THE PROPOSED CONSTRUCTION
OF STILT, FIRST, SECOND AND THIRD FLOOR
RESIDENTIAL BUILDING AT PLOT NO: 11,
DEVI NAGAR, COMPRISED IN S.NO: 60/1A1 &
64/3A, PATTNA NO: 1746, AS PER PATTNA
S.NO: 60/1A1A & 64/3A1, OF
MOONRAMKATTALAI VILLAGE,
KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.
KUNDRATHUR MUNICIPALITY LIMIT.**

CMDA LAND USE: PRIMARY RESIDENTIAL USE

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 C.M 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	168.90
Super Imposed Plot Boundary	168.94
<u>FSI AREA</u>	
PRO. FIRST FLOOR AREA	100.09
PRO. SECOND FLOOR AREA	100.09
PRO. THIRD FLOOR AREA	100.09
TOTAL FSI AREA	300.27
PLOT COVERAGE	59.26 %
FLOOR SPACE INDEX	1.78
<u>NON-FSI AREA</u>	
PRO. STILT FLOOR AREA	106.17
PRO. HEAD ROOM & LIFT AREA	15.66
TOTAL NON-FSI AREA	121.83

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
V	VENTILATOR	0.91X0.76

COLOUR INDEX:

PROPOSED BUILDING ☐ SCALE (1 : 100)

EXISTING ROAD DRAWN BY: V T S K

BOUNDARY LINE  DATE: 18-05-2024

For MP DEVELOPERS

OWNER:



Er. S. SATHISH KUMAR, M.E.,
CONSULTING CIVIL ENGINEER & CONTRACTORS
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
PALLAVAPURAM, ANAKAPUTHUR
TAMBARAM, PAMMAL, MARAIMALAI NAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION, RE305372020
"THILAGAN CONSTRUCTION & PLANNERS"
No. 15, 2nd MAIN ROAD, NEW COLONY,
CHROMEPET, CHENNAI-600 044.
Cell: 99417 21078, 8610758689
E-Mail: sathish_msec@gmail.com

RGN NO: RE305372020
RGN NO: RE/GR-1/007/LS/2019/00003/47310
REGISTERED ENGINEER

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



our services doesn't just end there



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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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

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Compliance & Special Services

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



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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



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

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