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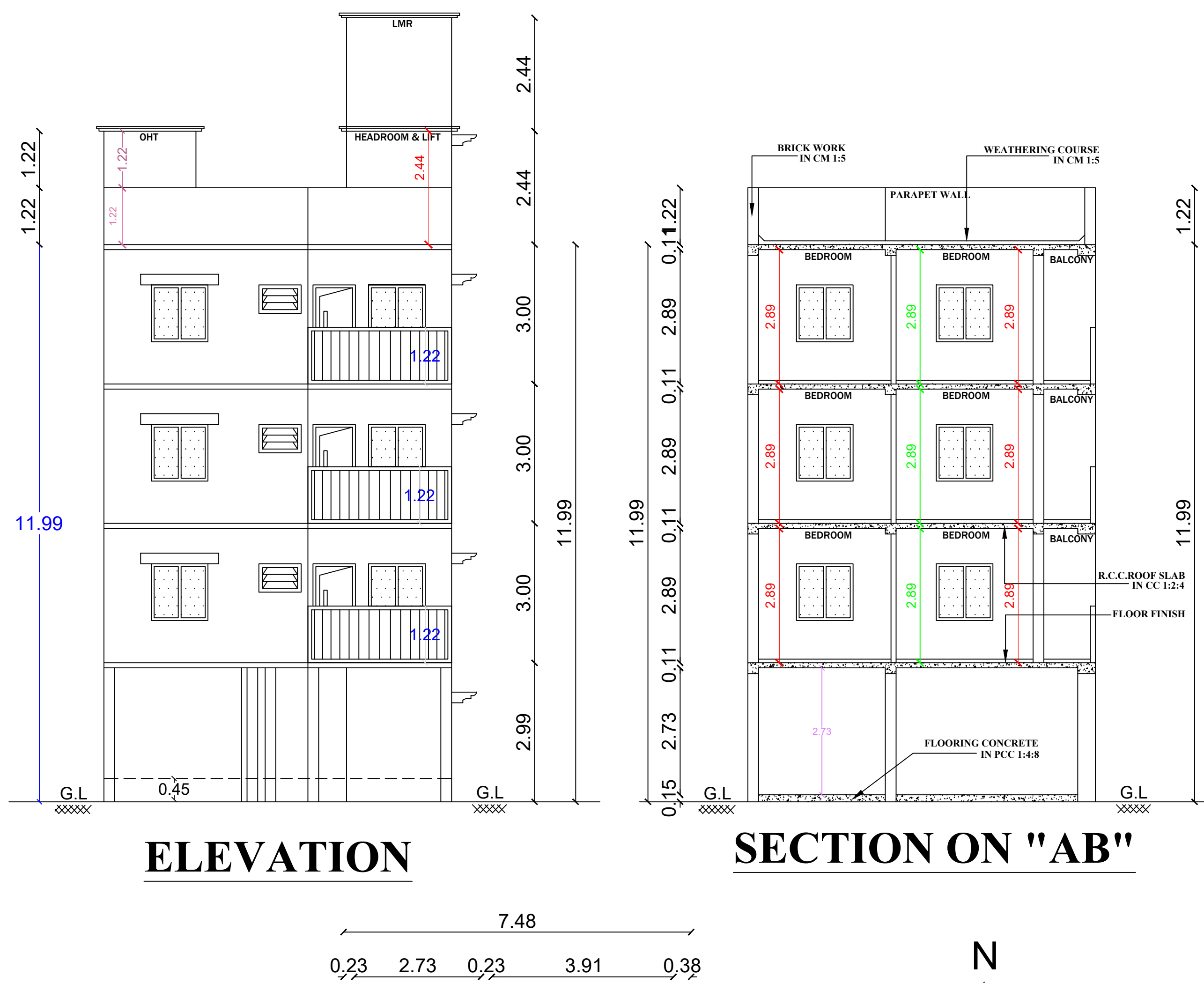
hello@verified.realestate

+91 9996 12 9996

Official Property Record

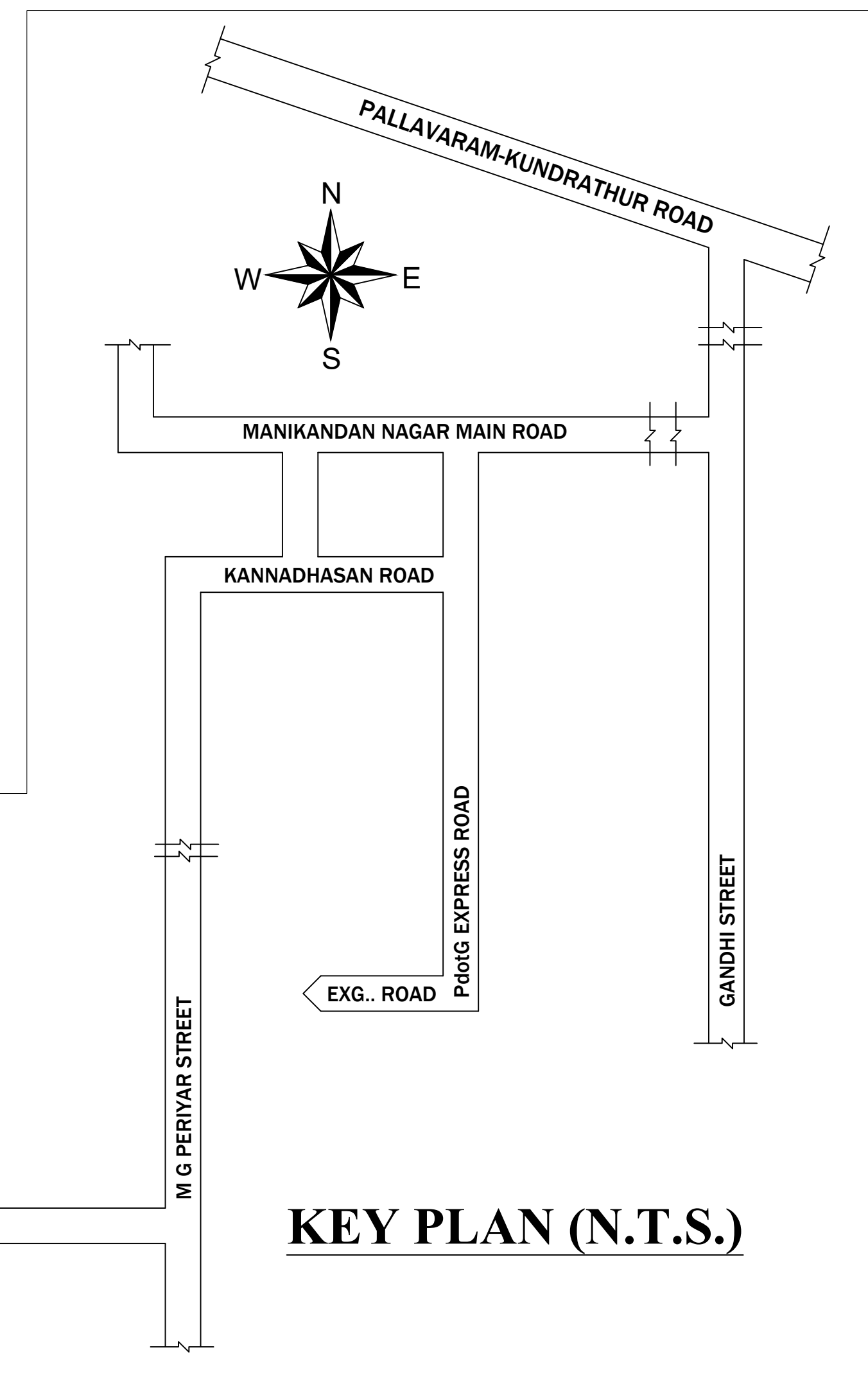
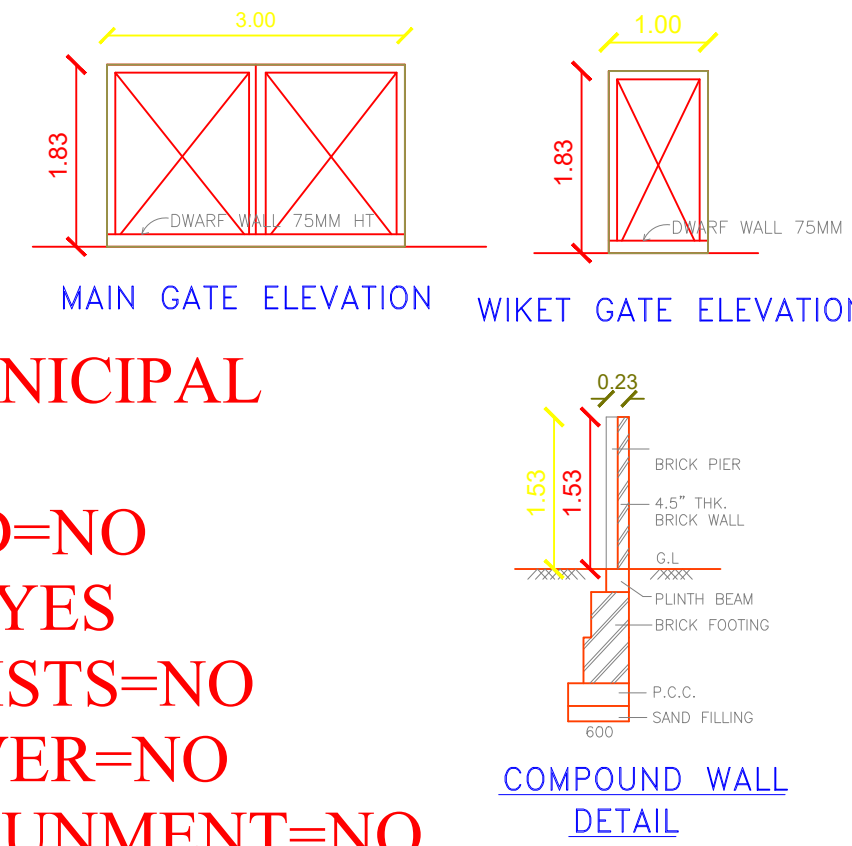
Digitally Verified Record - Powered by Verified  RealEstate™





PLAN INFO
PATTI_NO=15707
TALUK=KUNDRATHUR
PLOT_NO=15
DISTRICT=KANCHEEPURAM
SINGLE_FAMILY_BLDG=NO
CRZ=NO
PLOT_AREA_M2=189.47
AS_AT_SITE=189.47
FMB_OR_PLR=189.89
AS_PER_DOCUMENT=189.89
AREA_TYPE=OTHERS
OCCUPANCY_TYPE=RESIDENTIAL
AVG_PLOT_DEPTH=21.10
AVG_PLOT_WIDTH=9.00

ROAD_WIDTH=9.00
ROAD_LENGTH=250.00
RWH_DECLARED=YES
JURISDICTION_TYPE=MUNICIPAL
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMENT=NO
SURVEY_NO=S.NO: 509/1C1G1C & 509/1C1G1A
LAND_USE_ZONE=PRIMARY RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MOUNMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO: 15, "MP PETALS", MANIKANDAN NAGAR EXTENSION, COMPRISED IN OLD S.NO: 509/1C, PATTI NO:15707, AS PER PATTI S.NO: 509/1C1G1C AND 509/1C1G1A, OF KUNDRATHUR "B" VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT, KUNDRATHUR MUNICIPALITY LIMIT.

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 C.M 1:5 IN SUPER STRUCTURE
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7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

ALL DIMENSIONS ARE IN METER

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PRO.. THIRD FLOOR AREA	125.60
TOTAL FSI AREA	376.80
PLOT COVERAGE	66.63 %
FLOOR SPACE INDEX	1.98
NON-FSI AREA	
PRO.. STILT FLOOR AREA	133.39
PRO.. HEAD ROOM & LIFT AREA	13.13
TOTAL NON-FSI AREA	146.52

JOINERY DETAILS:

	DESCRIPTION	METER
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D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.22X1.22
FD	WINDOW	1.22X2.13
V	VENTILATOR	0.91X0.76

COLOUR INDEX:

PROPOSED BUILDING	☐	SCALE : (1 : 100)
EXISTING ROAD	☐	DRAWN BY: V.T.S.K
BOUNDARY LINE	☐	DATE: 04-05-2024

For MP DEVELOPERS

OWNER:

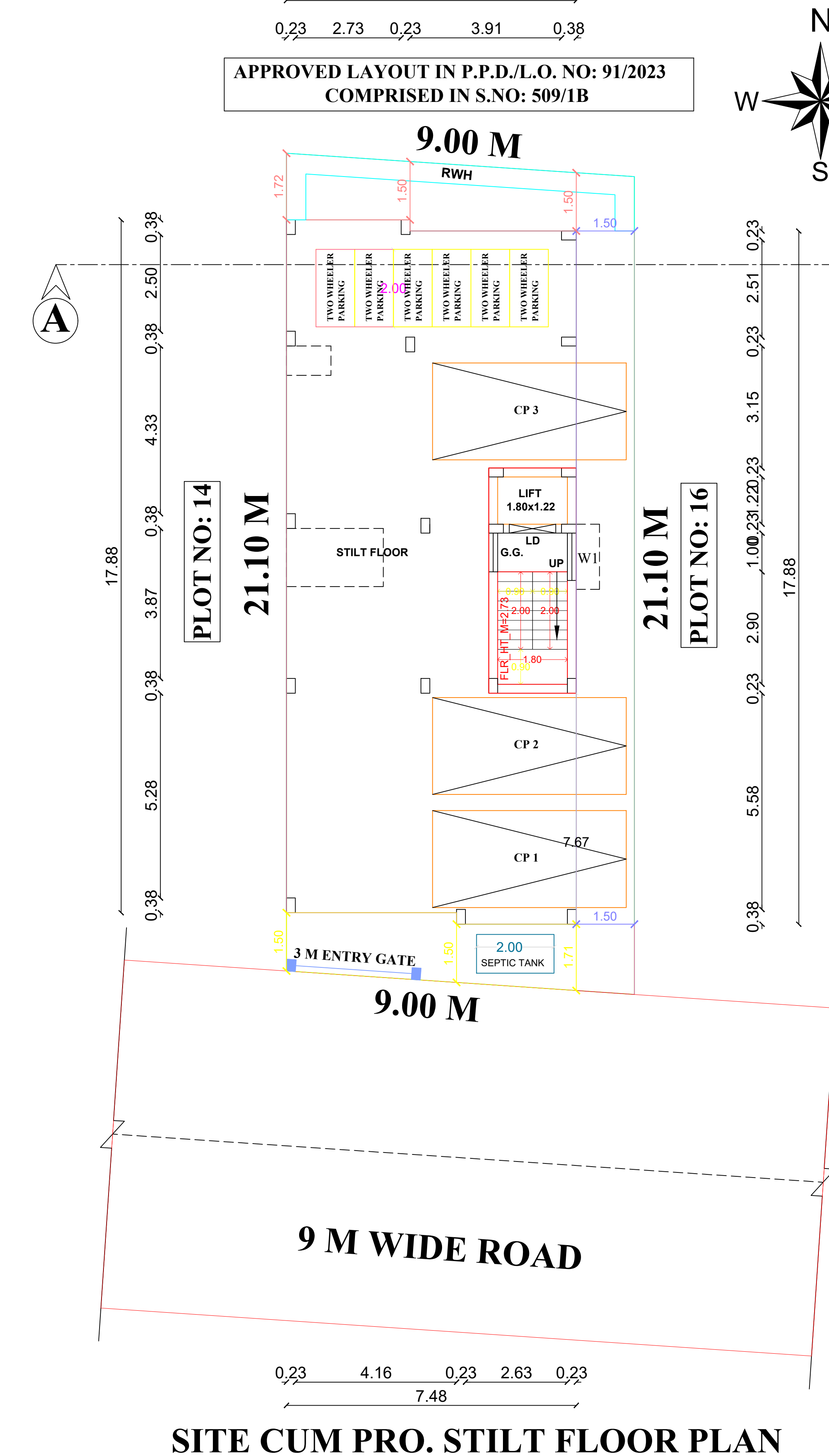
[Signature]

Dr. 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, REG0372020
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No.15, 2nd MAIN ROAD, NEW COLONY,
CHROMEPET, CHENNAI-600 044.
Cell: 99417 21078, 8610758689
E-Mail: sathish.nsec@gmail.com

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

REGISTERED ENGINEER

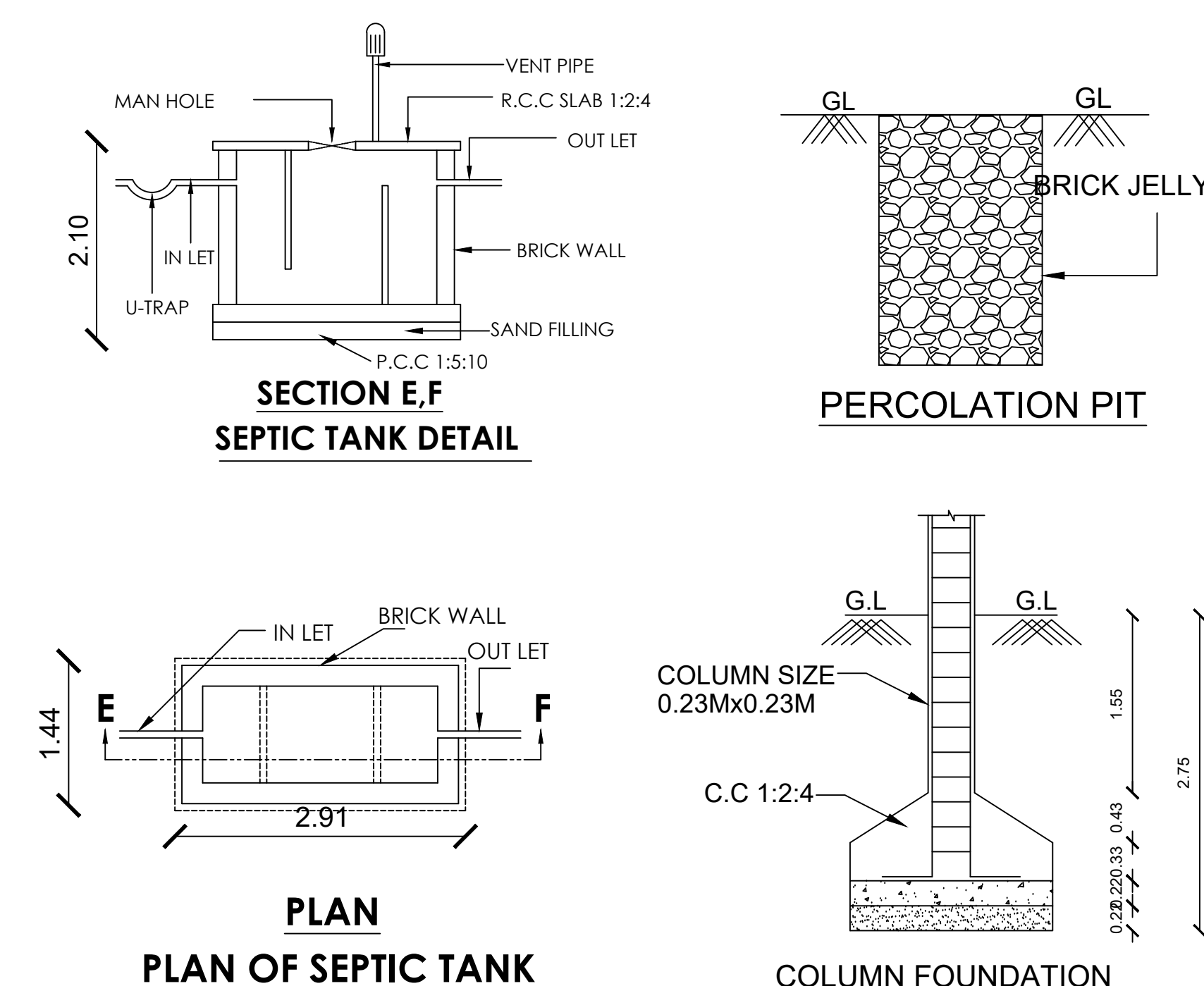
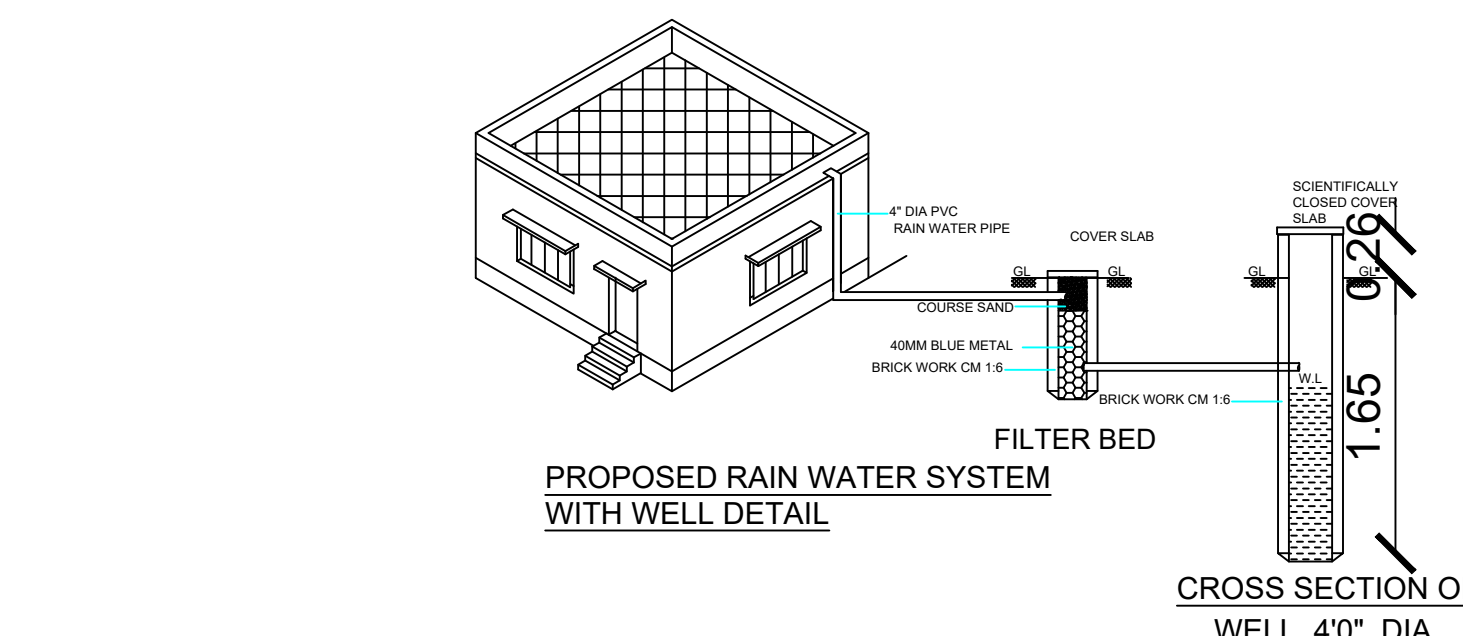
Designed & Drafted by:
THILAGAM CONSTRUCTION & PLANNERS
NO:15, 2ND MAIN ROAD, NEW COLONY,
CHROMEPET-600044. 9941721078, 8610758689



PRO. FIRST/SECOND/THIRD FLOOR PLAN (TYPICAL)

TYPICAL_FLOOR_PLAN=1,2,3

PRO.. TERRACE FLOOR PLAN

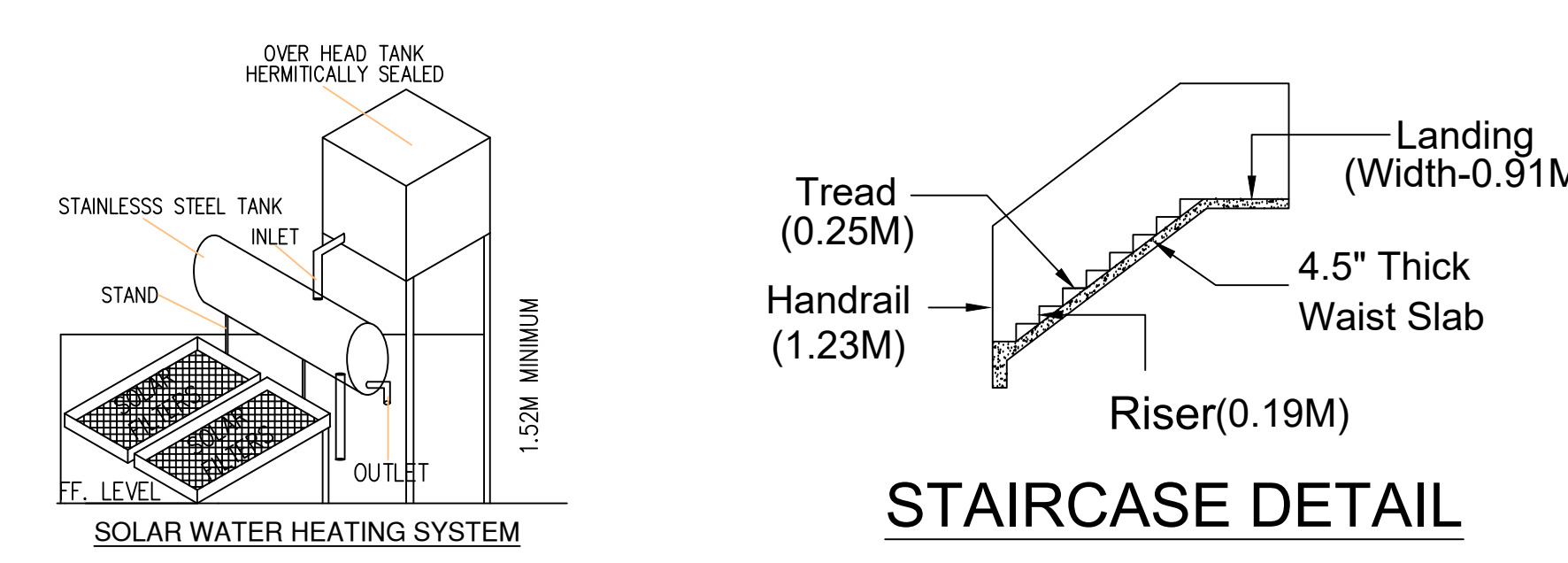


LAYOUT APPROVAL DETAILS

PLANNING PERMIT NO: 15713
P.P.D./L.O.NO: 294/2023
VIDE LETTER NO: LAYOUT-1/0252/2023
DATED: 19/12/2023

KUNDRATHUR MUNICIPALITY APPROVAL DETAILS

L.A. NO: 2/2024-25
D.DIS.NO: 4670/2023, DATED: 02-05-2024



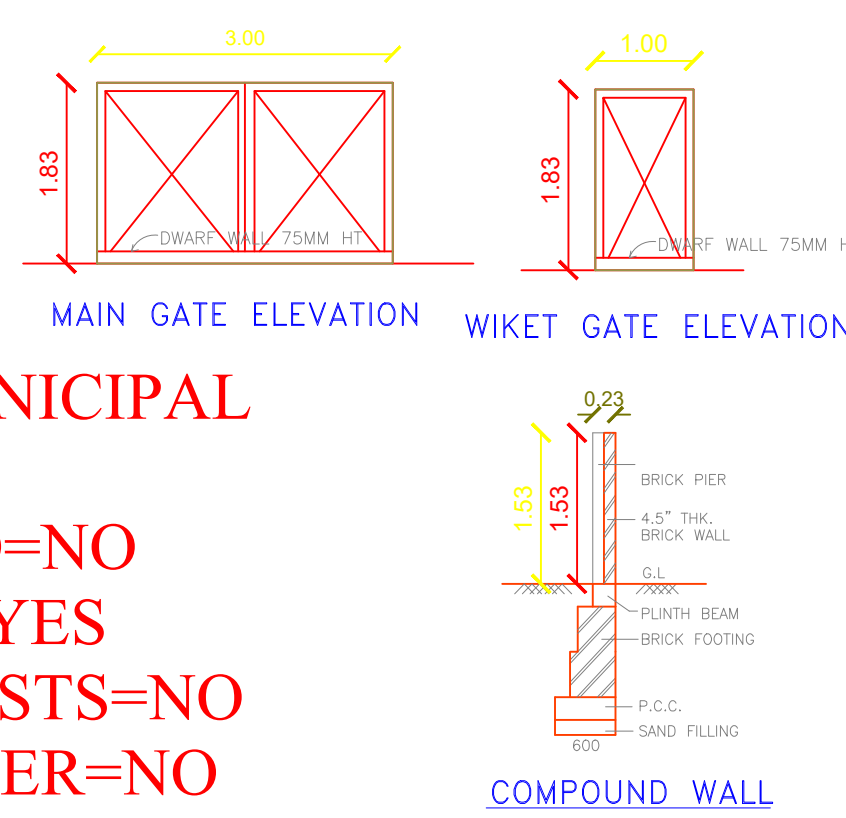


ELEVATION

SECTION ON "AB"

PLAN INFO
PATTA_NO=15707
TALUK=KUNDRATHUR
PLOT_NO=16
DISTRICT=KANCHEEPURAM
SINGLE_FAMILY_BLDG=NO
CRZ=NO
PLOT_AREA_M2=189.47
AS_AT_SITE=189.47
FMB_OR_PLR=189.89
AS_PER_DOCUMENT=189.89
AREA_TYPE=OTHERS
OCCUPANCY_TYPE=RESIDENTIAL
AVG_PLOT_DEPTH=21.10
AVG_PLOT_WIDTH=9.00

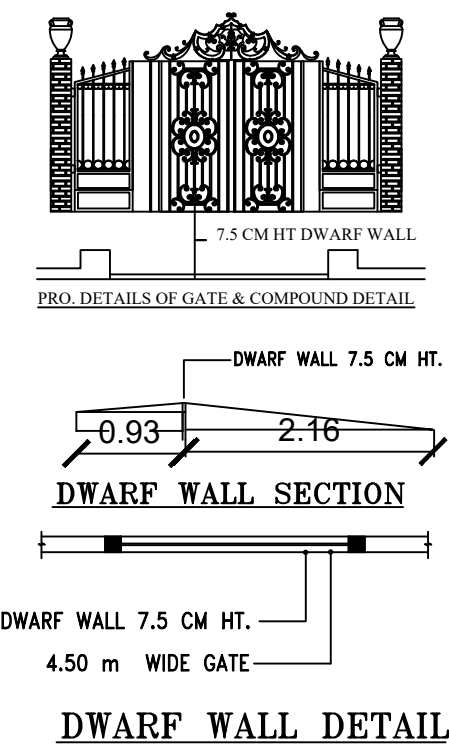
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JURISDICTION_TYPE=MUNICIPAL
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMENT=NO
SURVEY_NO=S.NO: 509/1C1G1C & 509/1C1G1A
LAND_USE_ZONE=PRIMARY RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MOUNMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



MAIN GATE ELEVATION

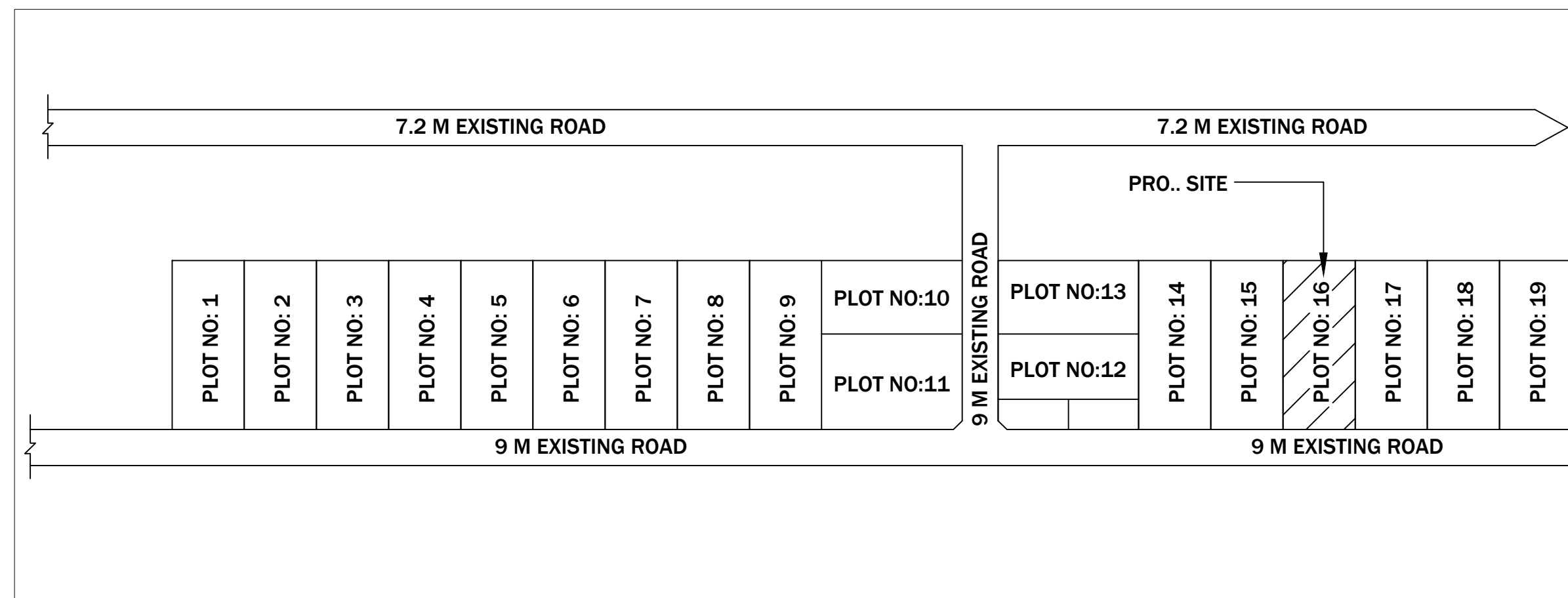
WICKET GATE ELEVATION

COMPOUND WALL DETAIL



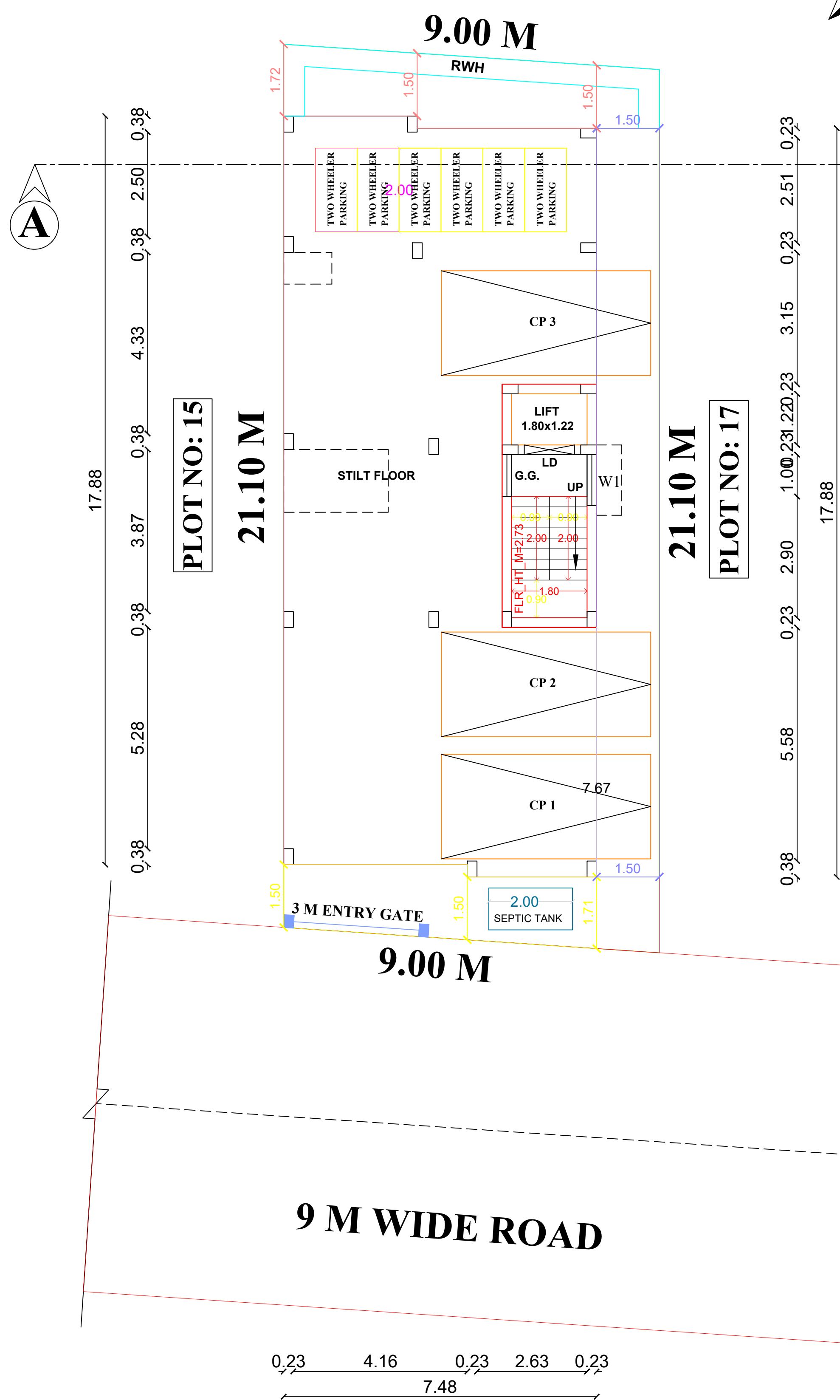
DWARF WALL SECTION

DWARF WALL DETAIL

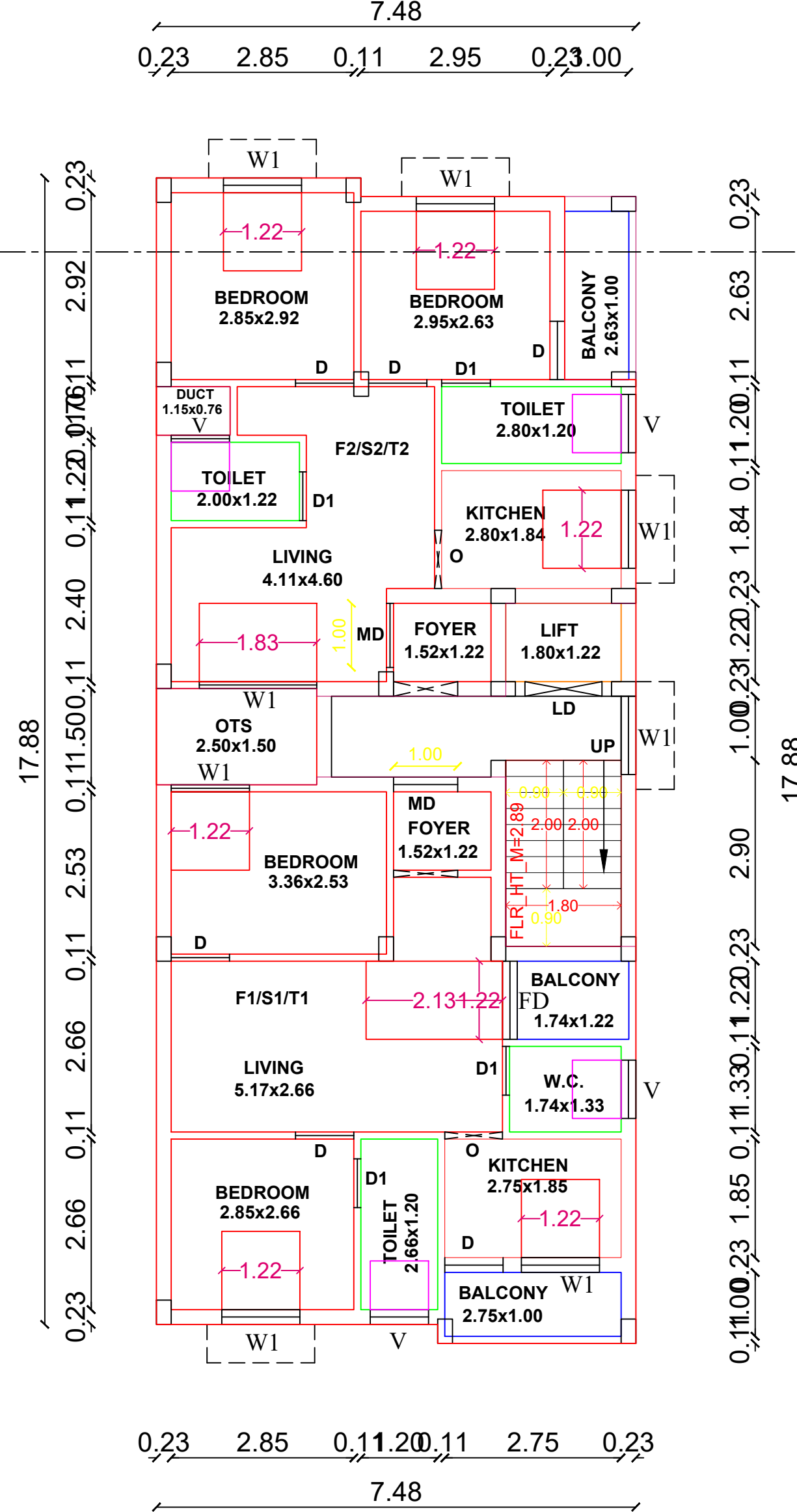


KEY PLAN (N.T.S.)

APPROVED LAYOUT IN P.P.D./L.O. NO: 91/2023
COMPRISED IN S.NO: 509/1B

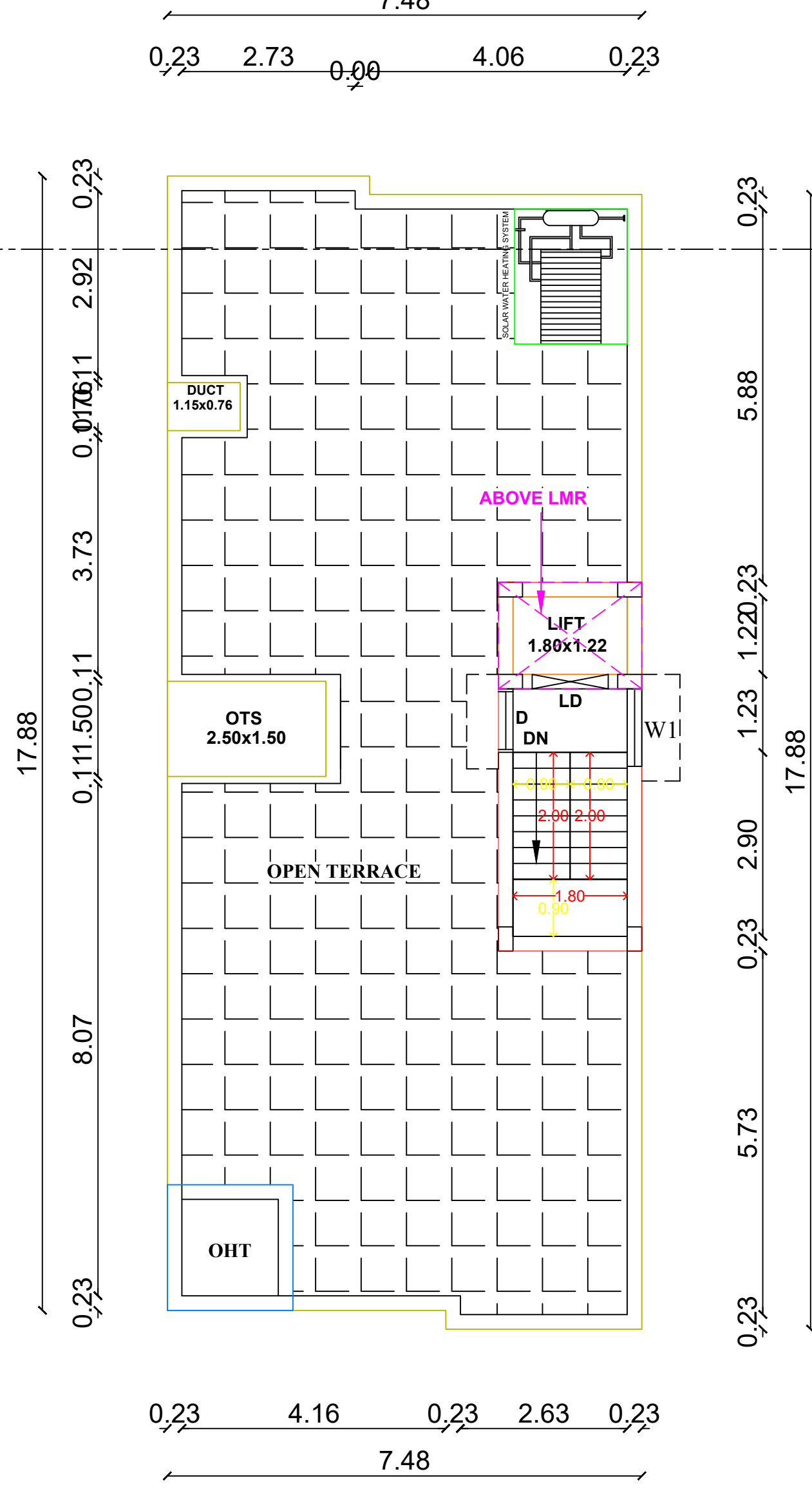


SITE CUM PRO. STILT FLOOR PLAN

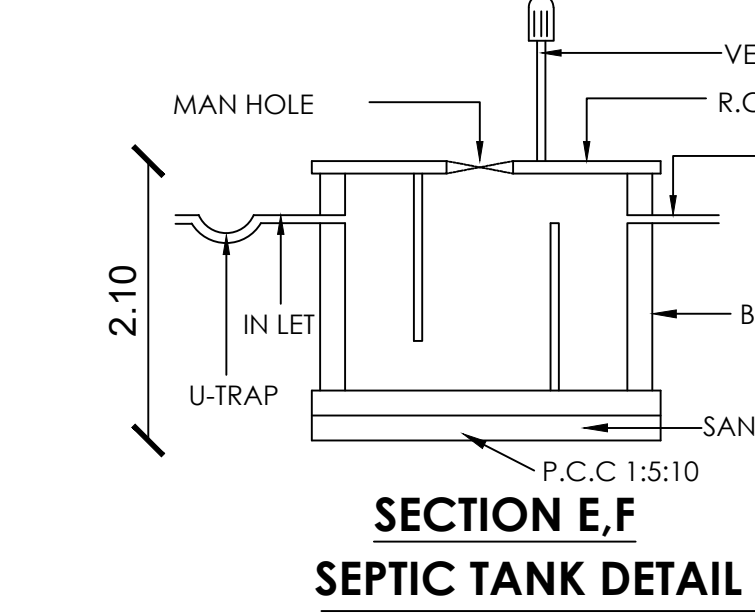


PRO. FIRST/SECOND/THIRD FLOOR PLAN (TYPICAL)

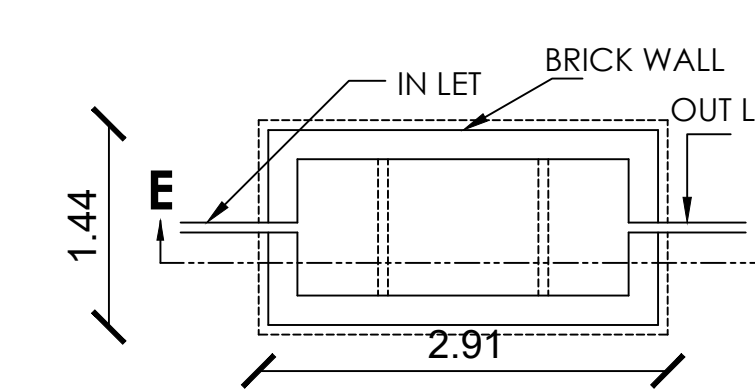
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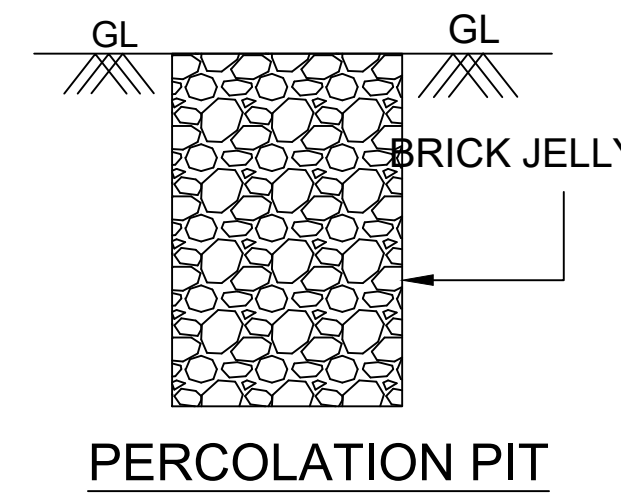
PRO.. TERRACE FLOOR PLAN



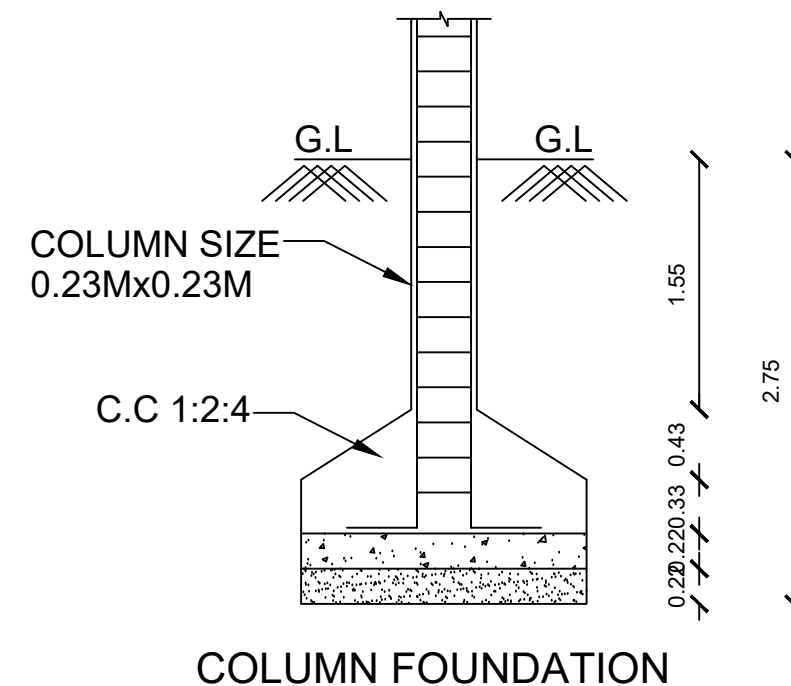
SECTION E, F SEPTIC TANK DETAIL



PLAN OF SEPTIC TANK



PERCOLATION PIT



COLUMN FOUNDATION

LAYOUT APPROVAL DETAILS

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P.P.D./L.O.NO: 294/2023

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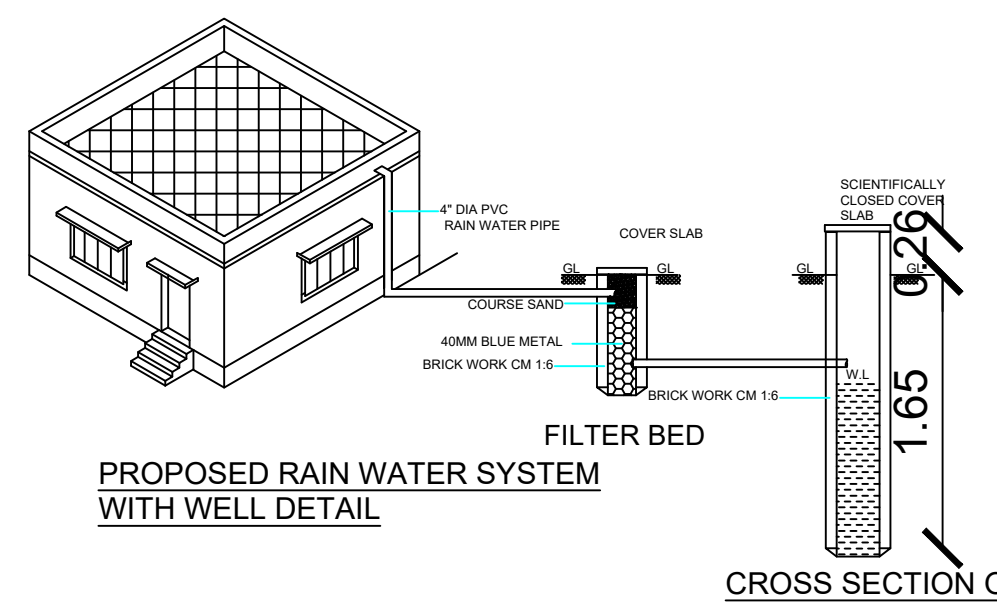
DATED: 19/12/2023

KUNDRATHUR MUNICIPALITY

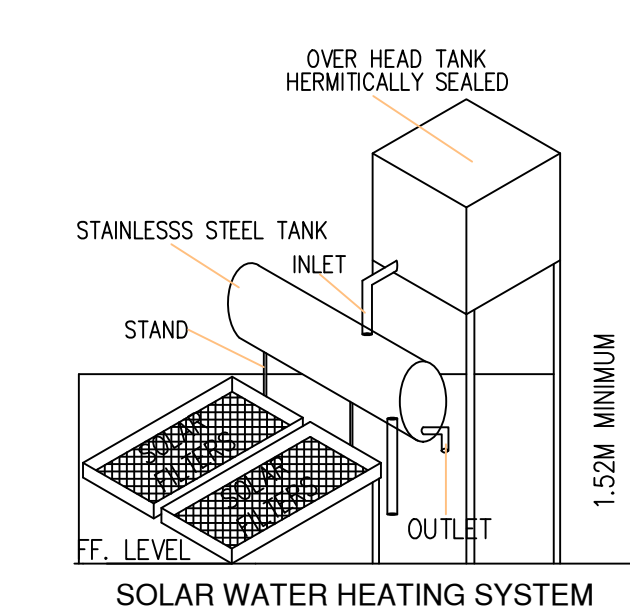
APPROVAL DETAILS

L.A. NO: 2/2024-25

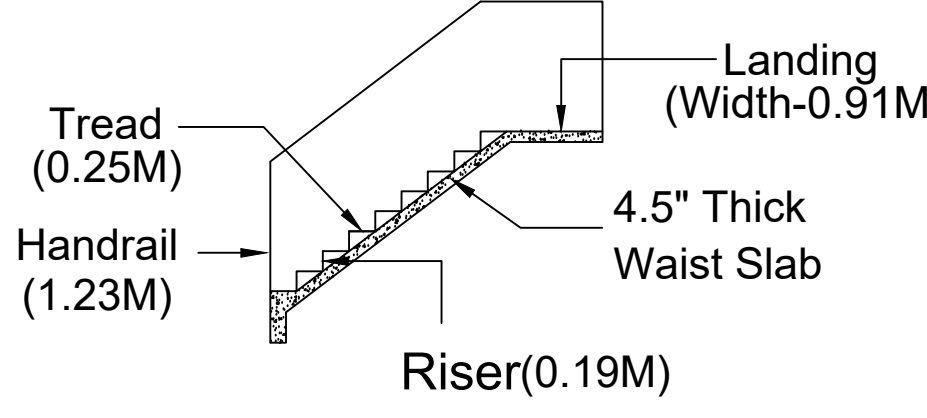
D.DIS.NO: 4670/2023, DATED: 02-05-2024



PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL



SOLAR WATER HEATING SYSTEM



STAIRCASE DETAIL

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COLOUR INDEX:

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EXISTING ROAD	DRAWN BY: V.T.S.K
BOUNDARY LINE	DATE: 04-05-2024

For MP DEVELOPERS

OWNER:

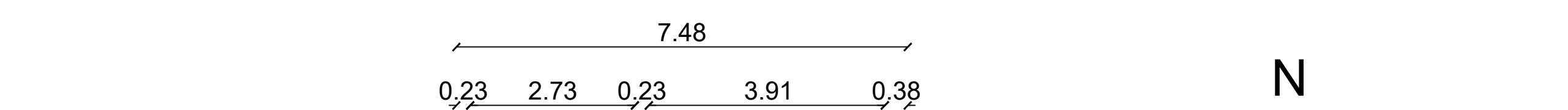
Er. S. SATHISH KUMAR, M.E.,
CONSULTING CIVIL ENGINEER & CONTRACTORS
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER

PALLAVAPURAM, ANAKAPUTHUR
TAMBARAM, PAMMAL, MARAIMALAI NAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION. RE305372020
"THILAGAM CONSTRUCTION & PLANNERS"
No.15, 2nd MAIN ROAD, NEW COLONY,
CHROMEPET, CHENNAI-600 044.
Cell: 99417 21078, 8610758689
E-Mail: sathish.mscc@gmail.com

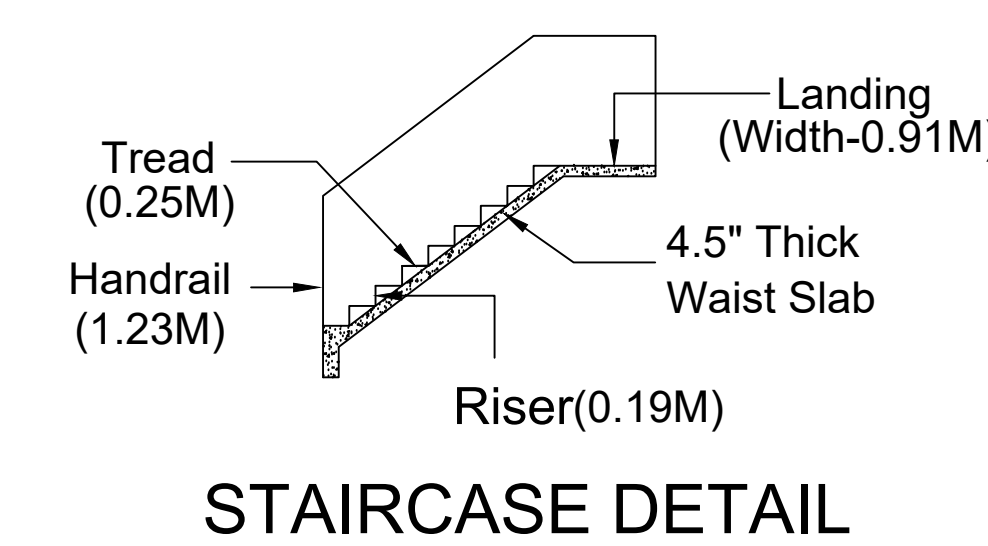
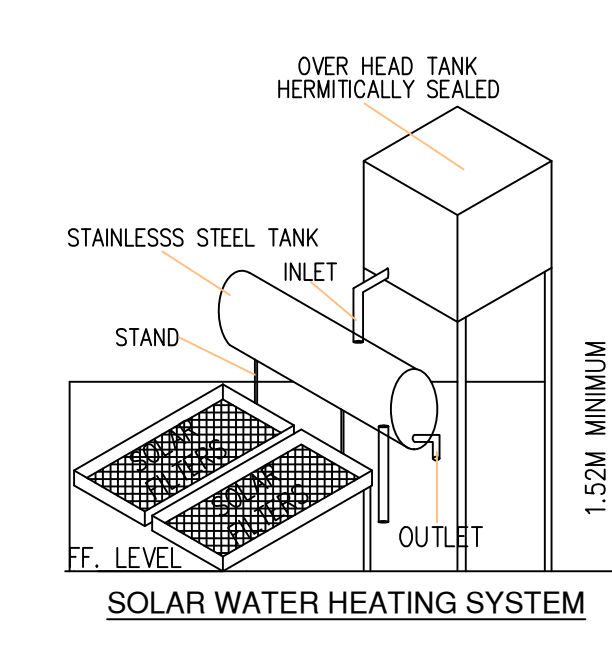
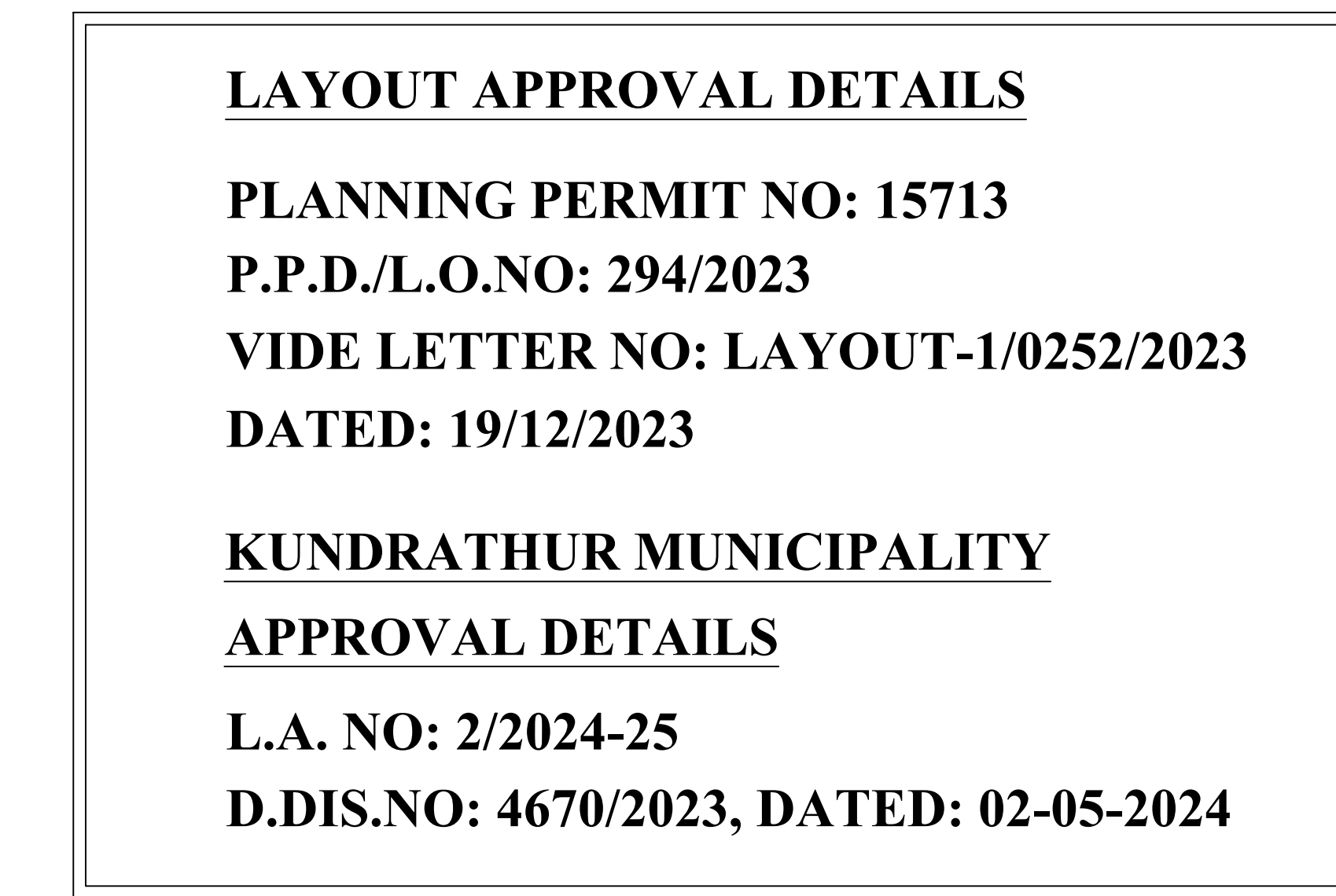
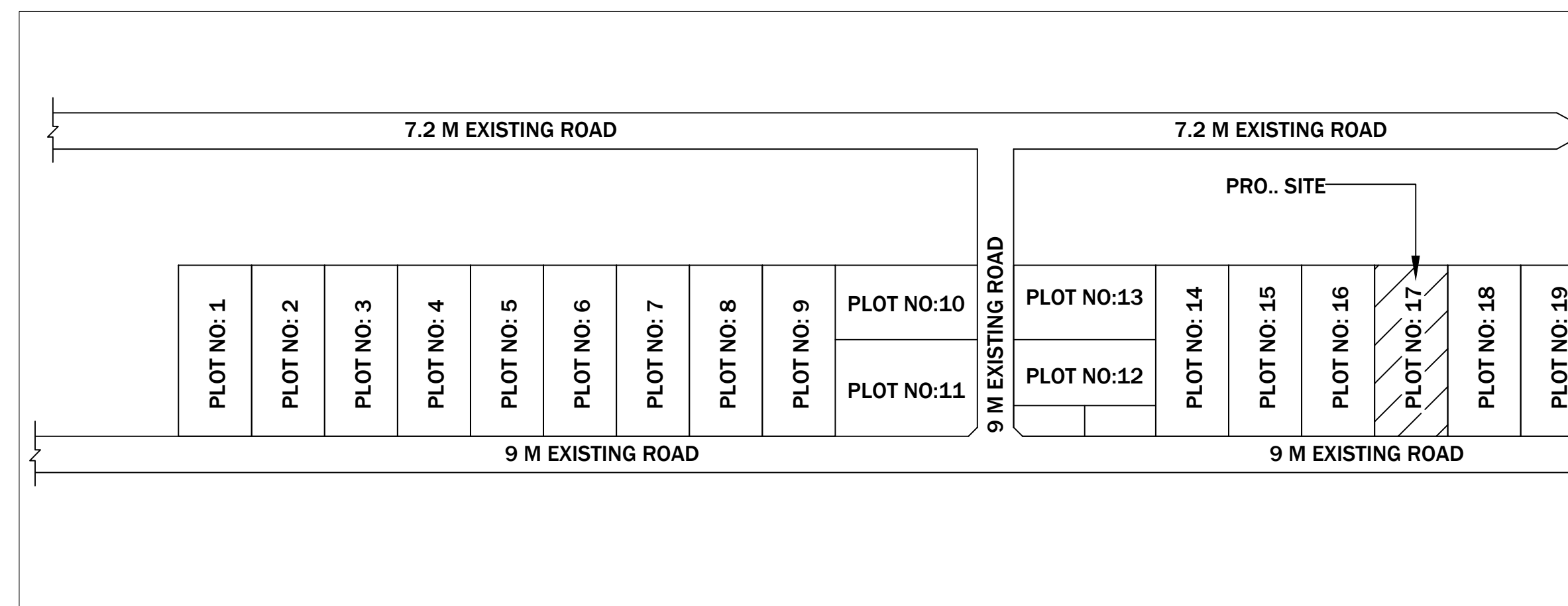
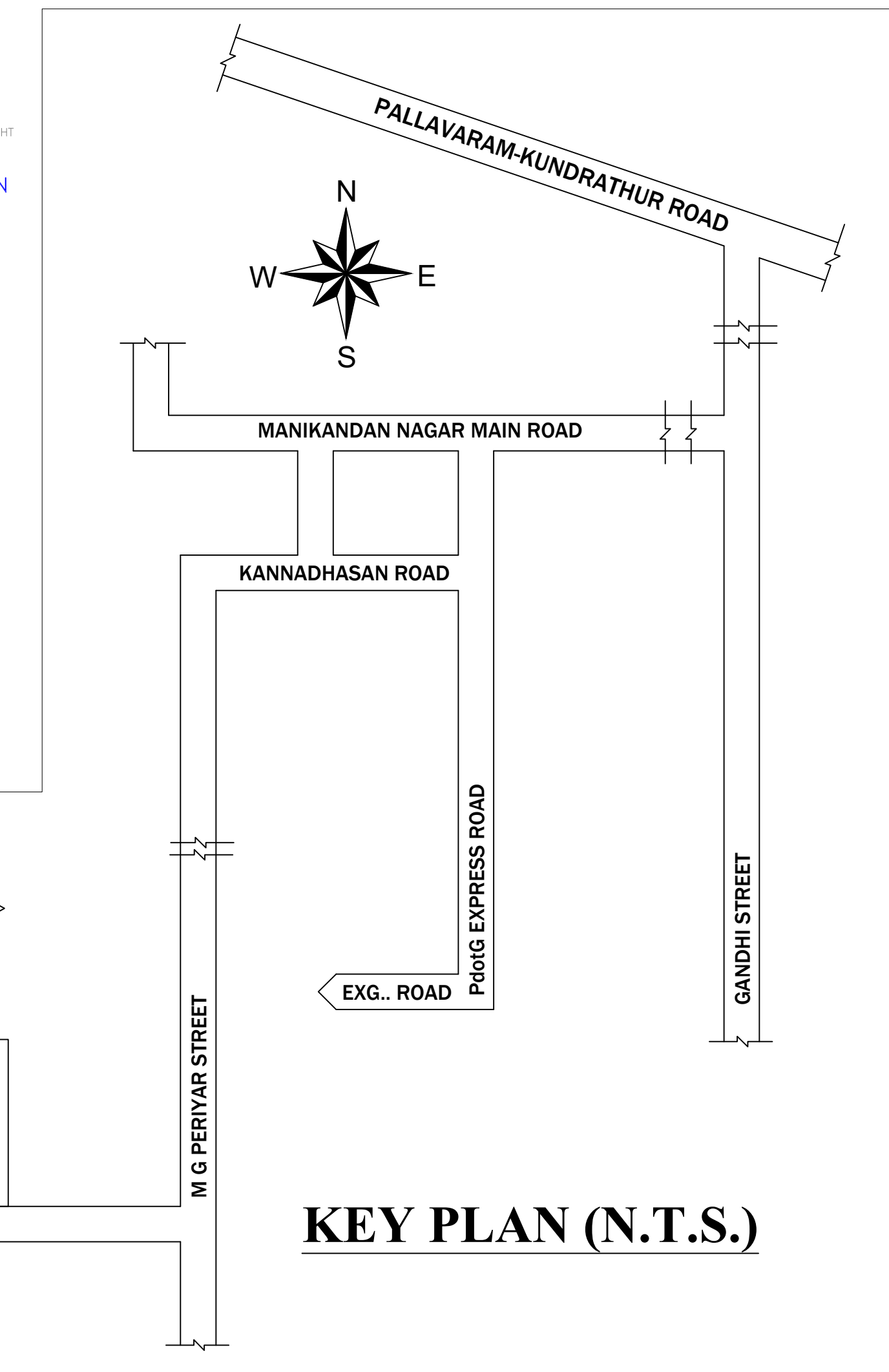
RGN NO: RE/GR-1/007/LS/2019/00003/47310
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Designed & Drafted by:
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 CHROMEPET-600044. 9941721078, 8610758689



our services doesn't just end there



Buying & Selling Services

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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.



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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

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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate