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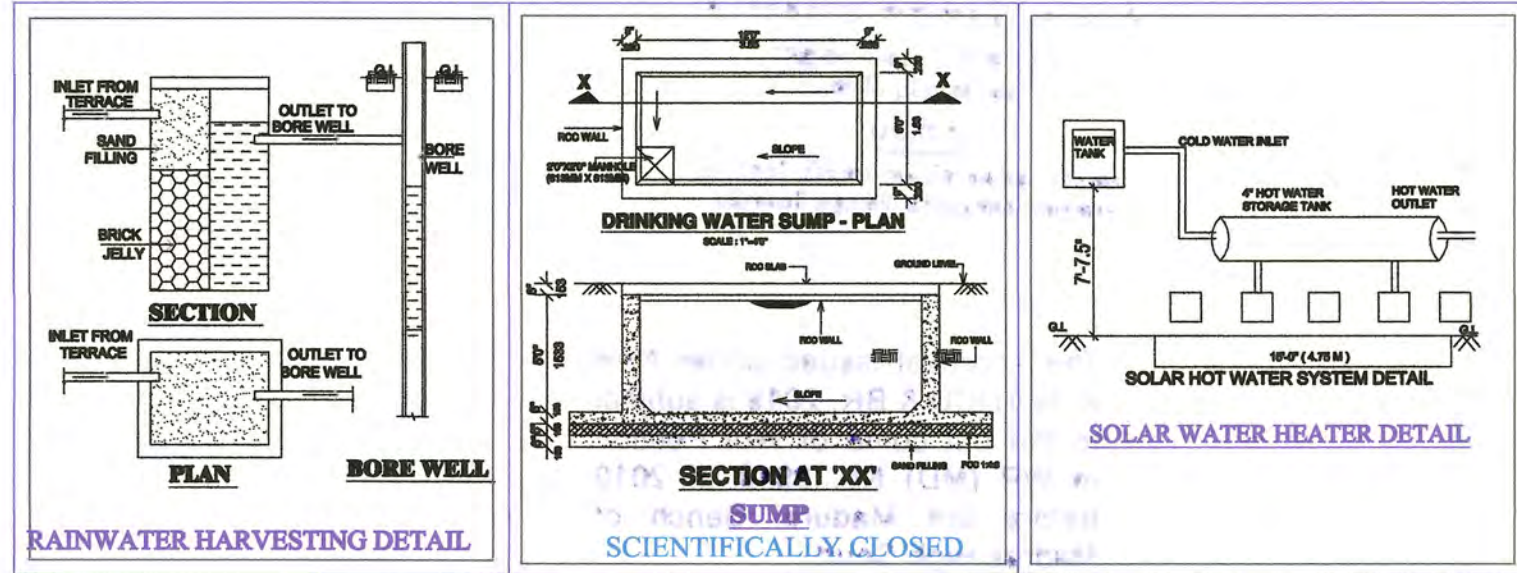
Official Property Record



PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO - 10

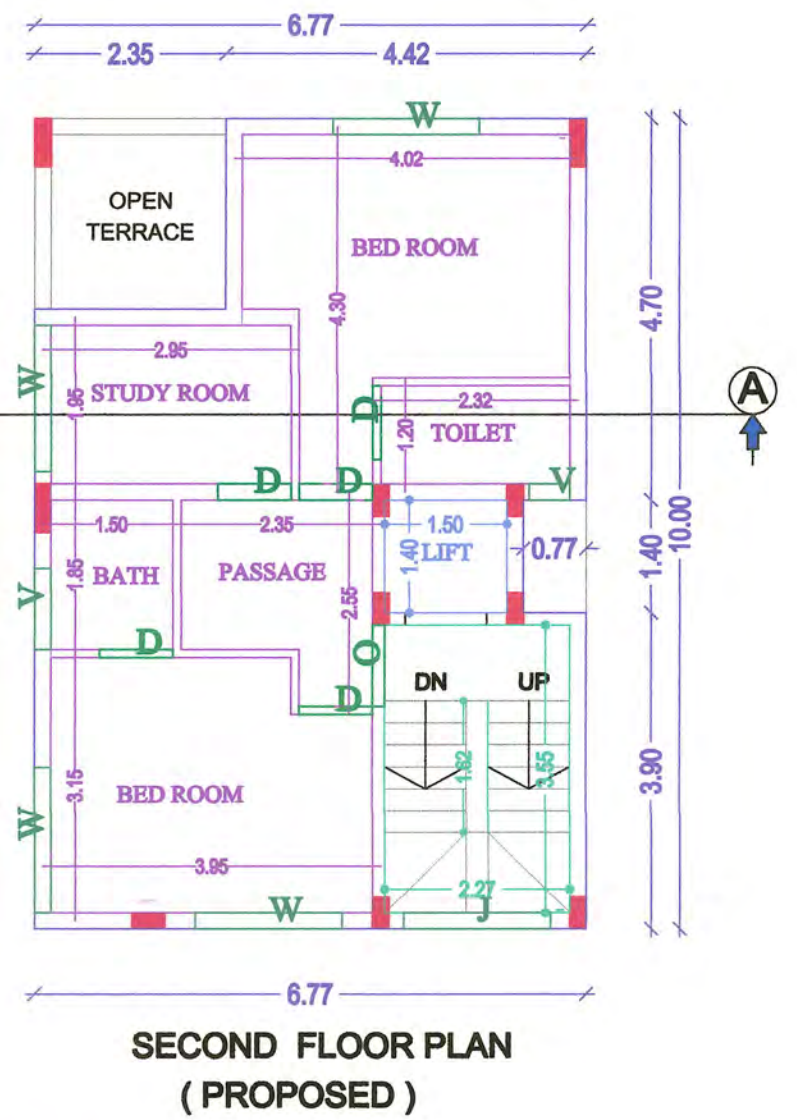
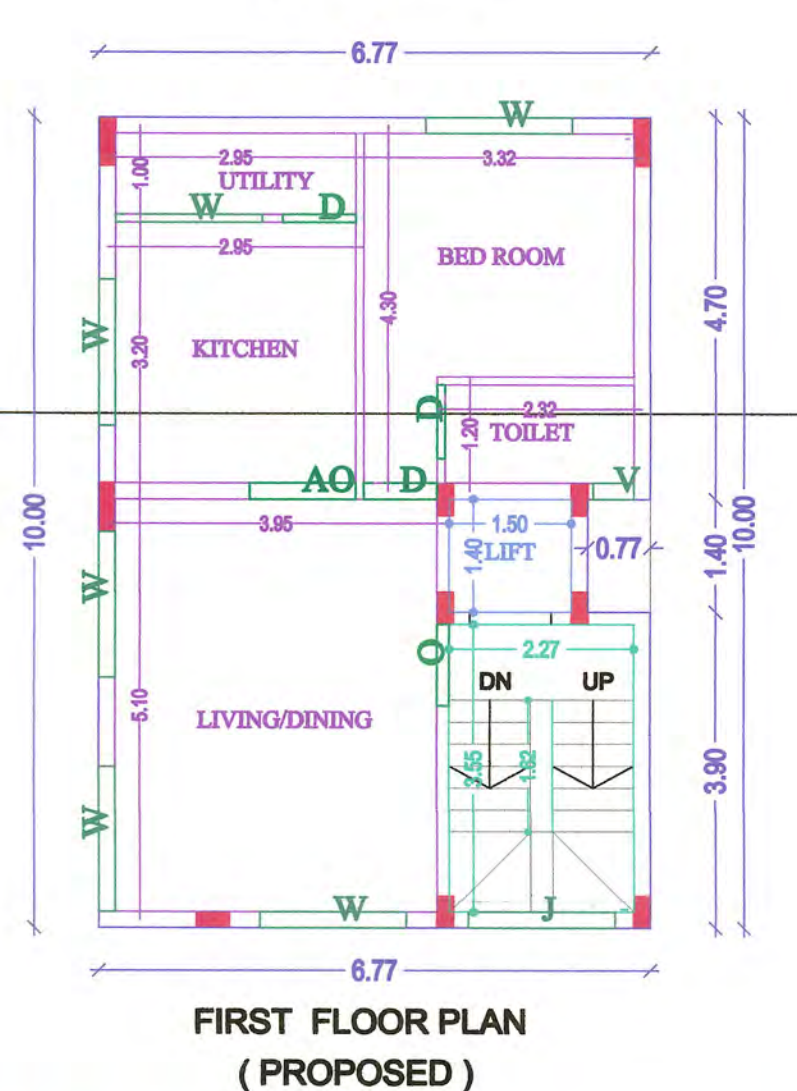
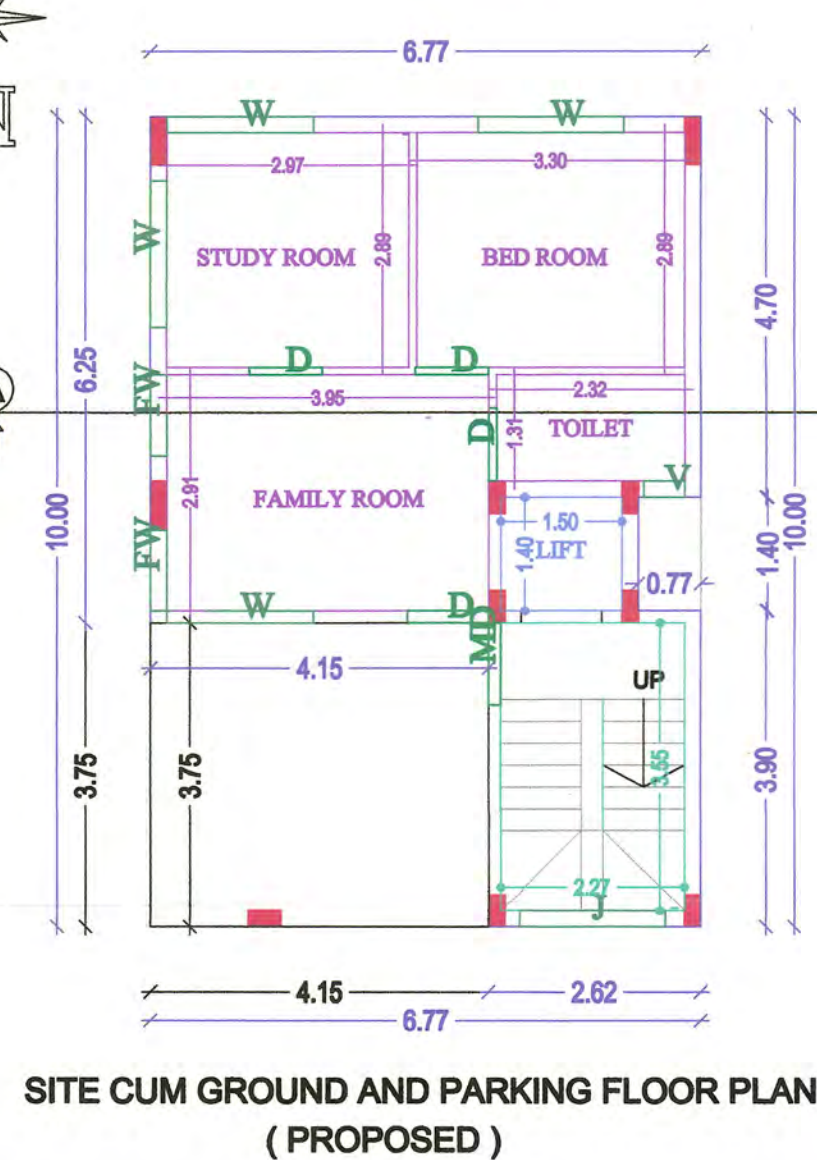
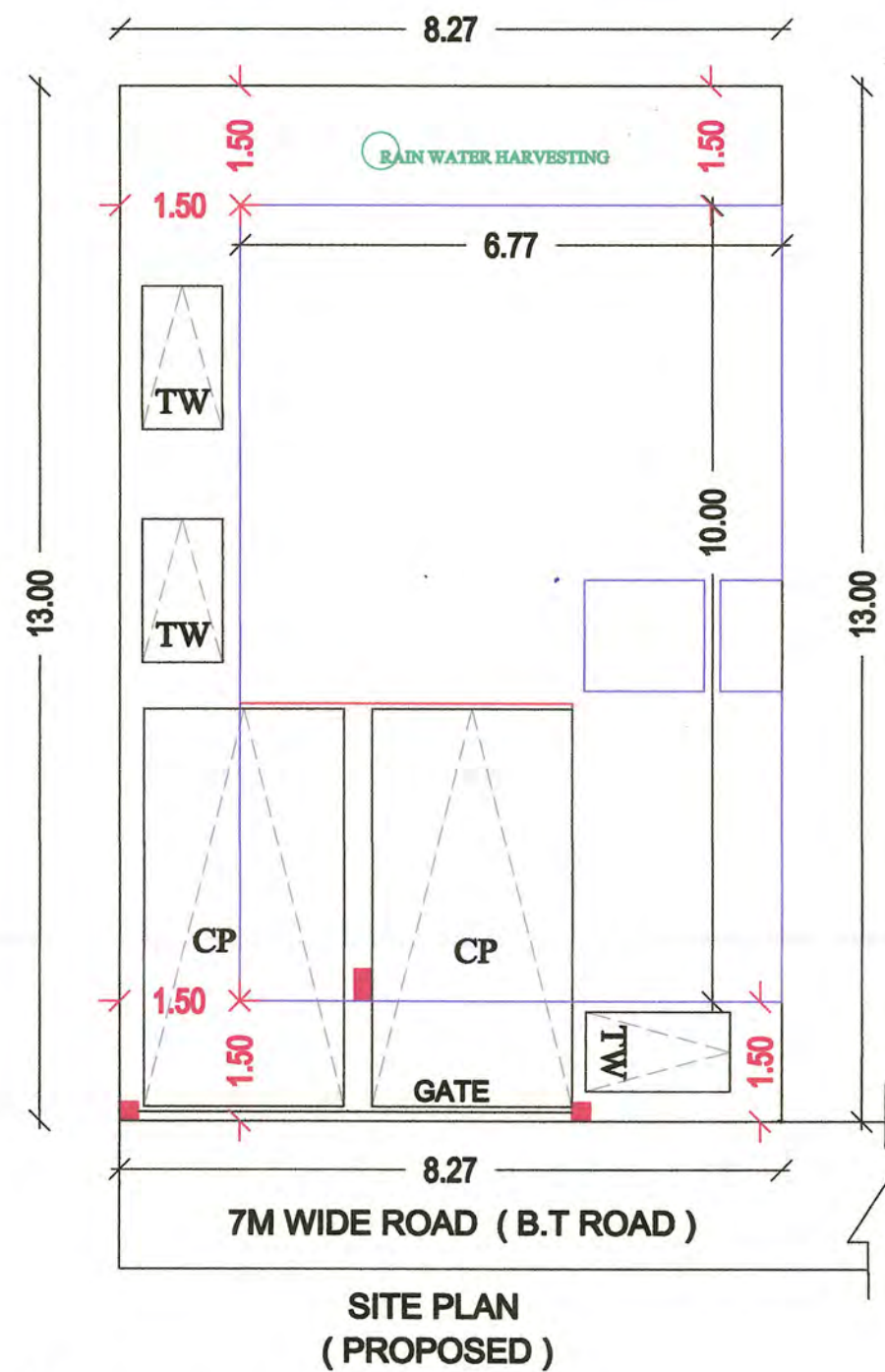
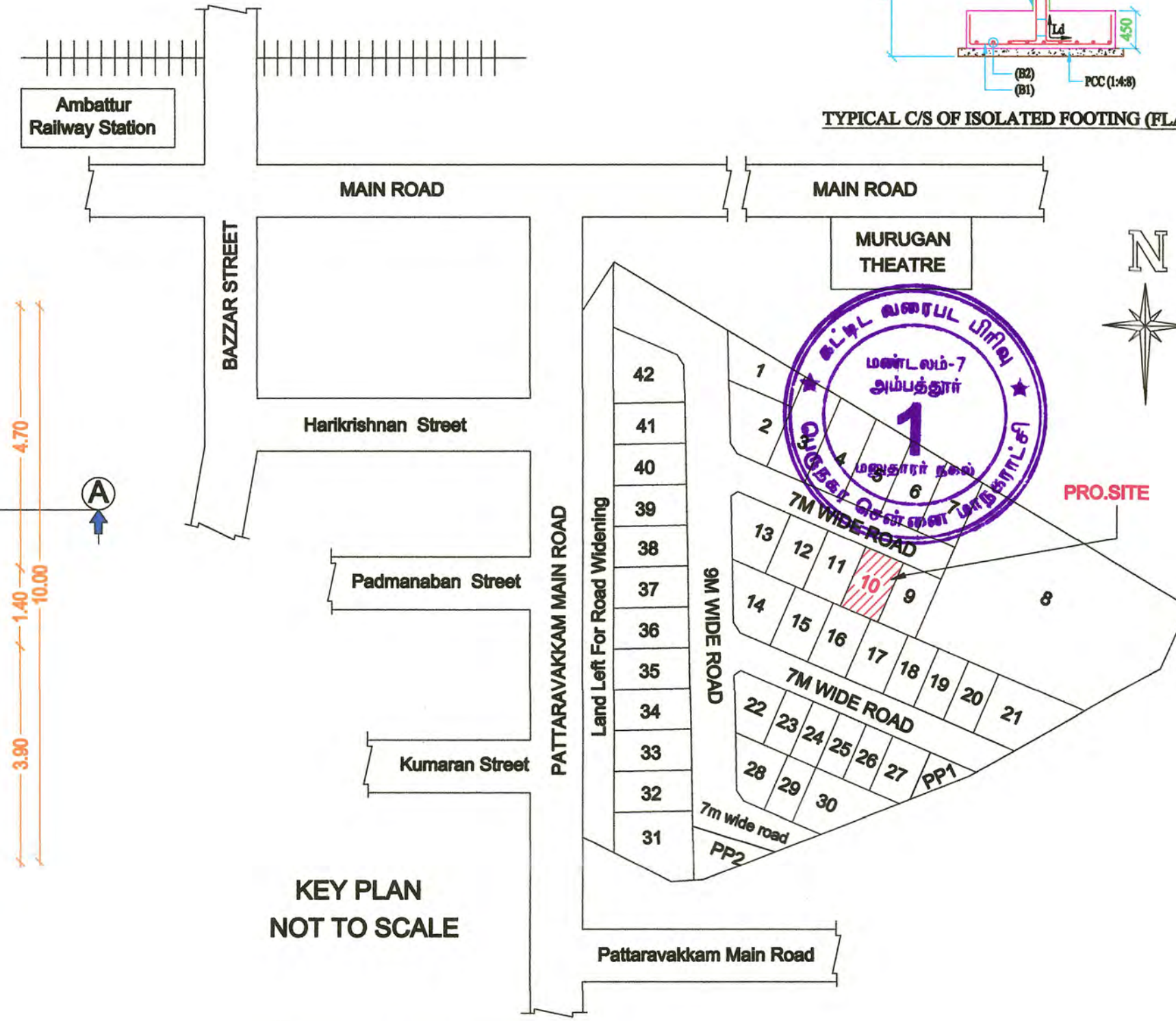
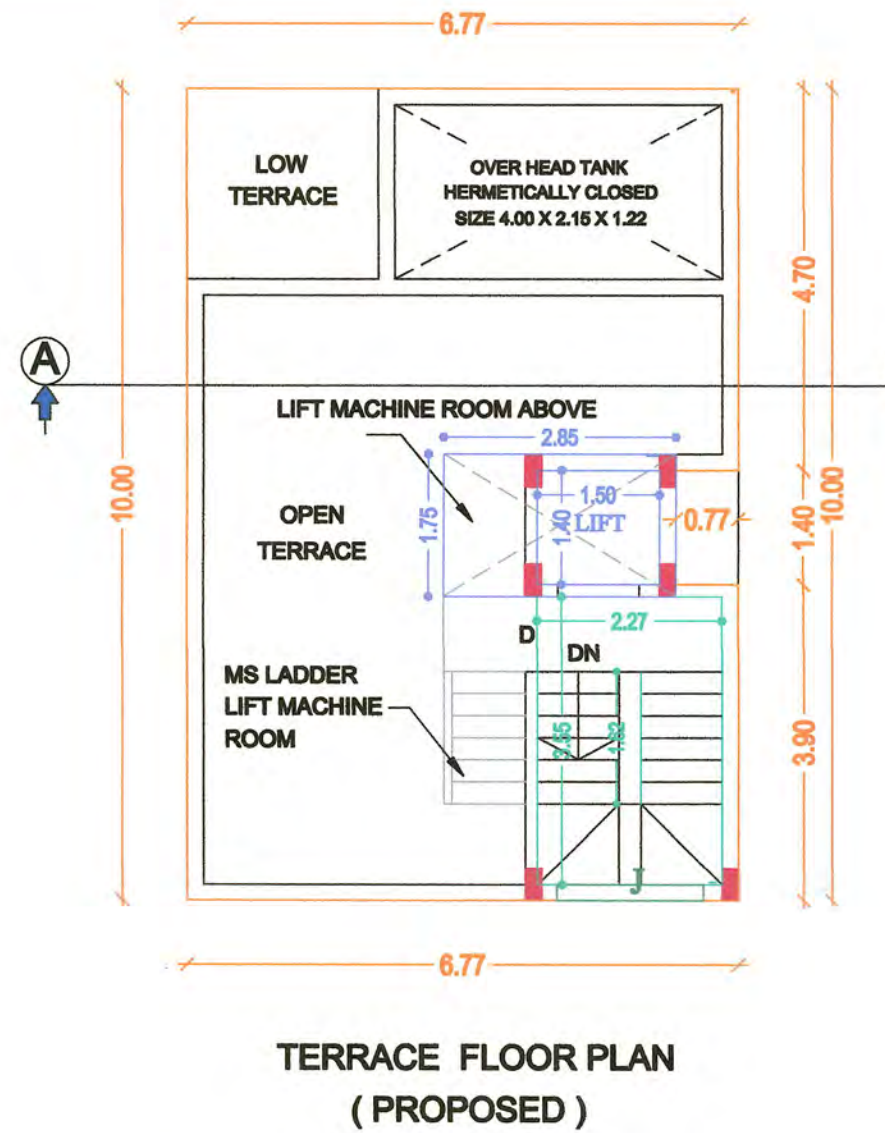
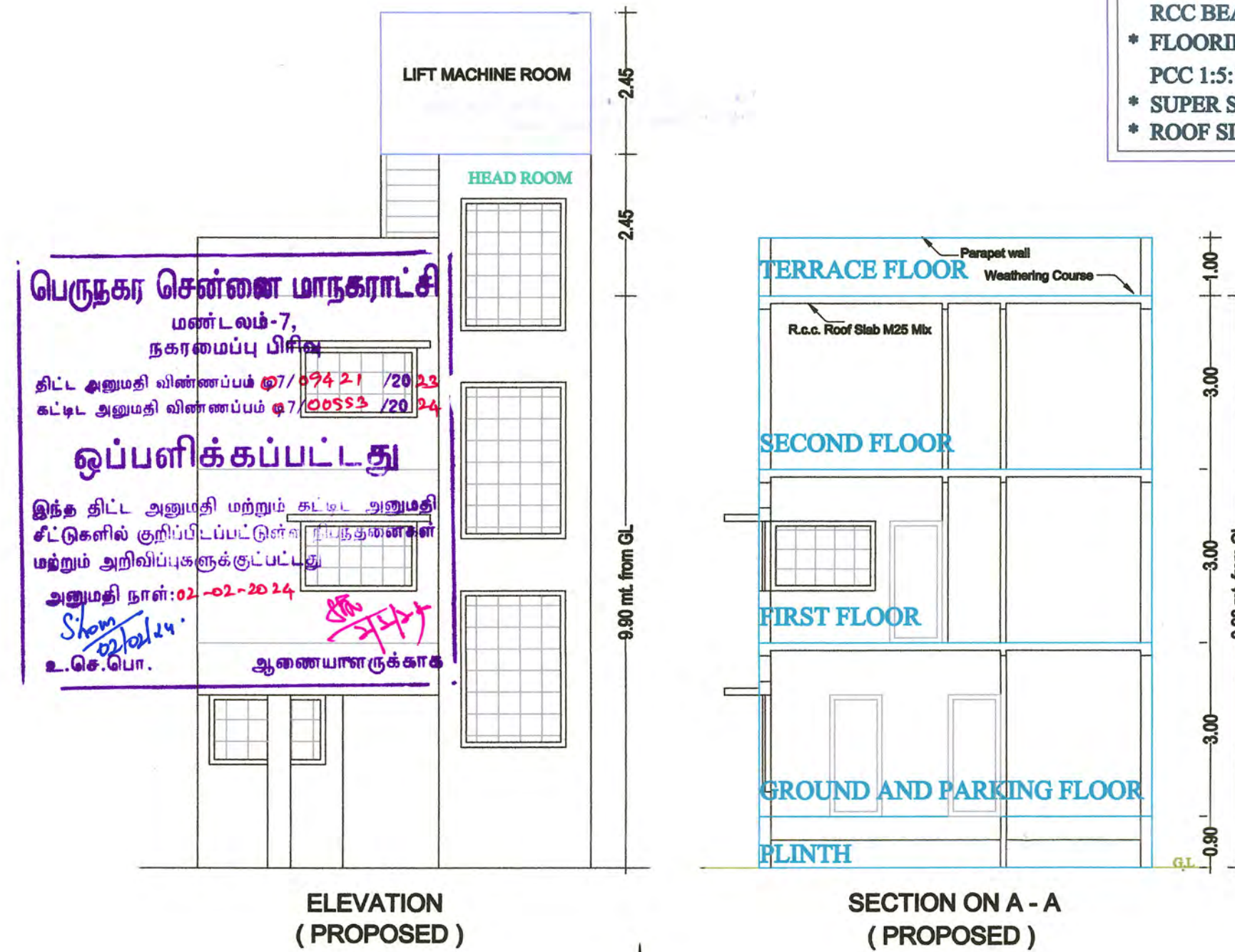
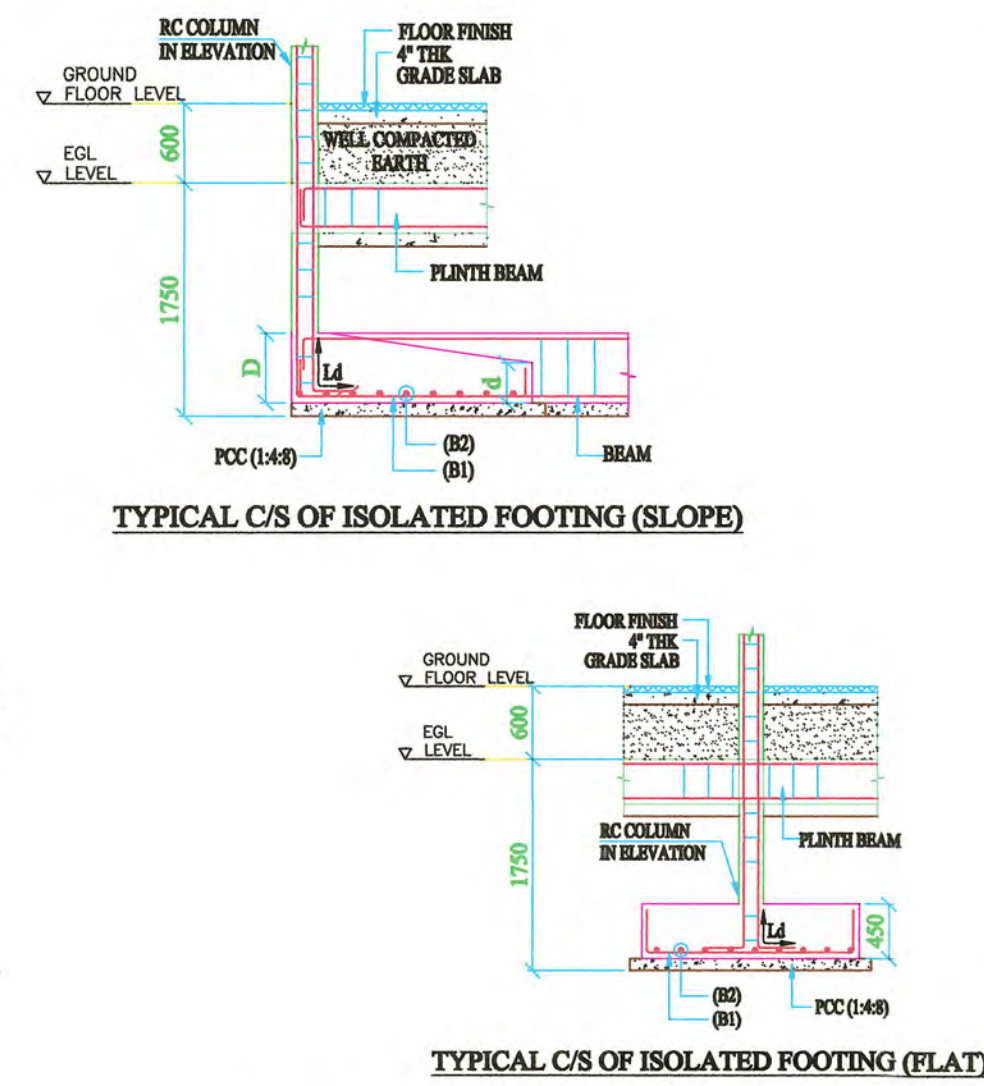
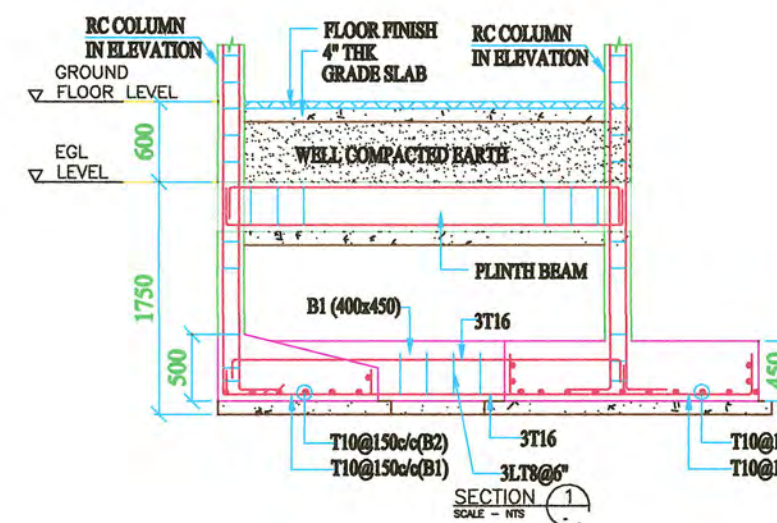
COMPRISED IN S.NO. 196 / 1A Part , T.S.NO. 43 / 4 , 43 / 5 , 43 / 6 , BLOCK NO : 39 , WARD - B OF AMBATTUR VILLAGE , GREATER CHENNAI CORPORATION , DIVISION : 85 , ZONE - VII .

NOTE : SUB - DIVISION APPROVED BY GCC REF NO - SD / WDCN07 / 00446 / 2023 , DATE : 08 / 09 / 2023 .



GENERAL SPECIFICATION

- * RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M. 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
- * FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
- * SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
- * ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

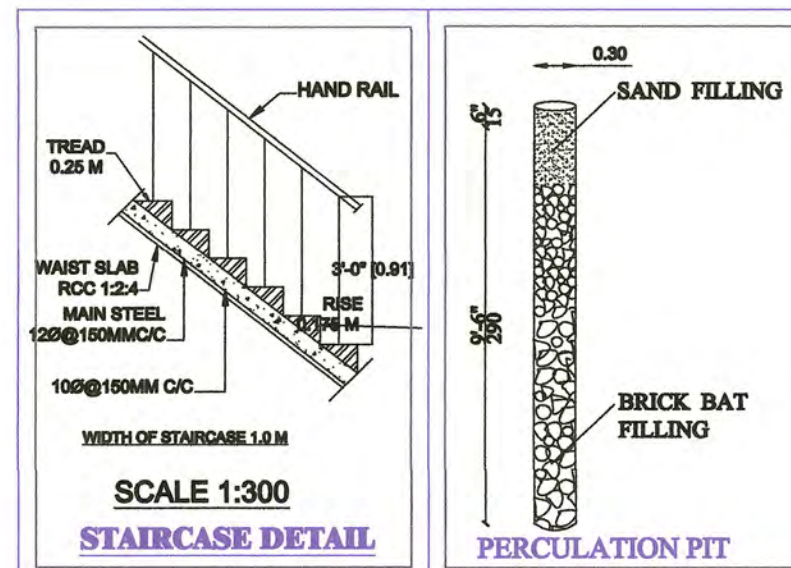


SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D	0.90	2.10	08
O	1.00	2.10	02
AO	1.30	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.50	0.80	02
V	1.00	0.80	01
W	1.80	1.20	10



AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 08/12/2016

PROJECT DETAIL

File No.:	COC/18987/23		
Case Type:	New	Name of Road:	7M WIDE ROAD
Type of Proposal:	Primary Residential	Plot No.:	10
Category :	Ordinary Bldg	Door No.:	-
Zone:	Zone-07	Division :	Div - 085
Survey No.:	T.S.NO. 43 / 4 , 43 / 5 , 43 / 6	Survey Village:	AMBATTUR
Land Use Zone:	Detached Area		

AREA DETAILS

SQ.MT.

PLOT AREA AS PER PATTA	107.51
PLOT AREA AS PER DOCUMENT	107.51
PLOT AREA AS PER SITE	107.51
PLOT AREA AS PER DRAWING	107.51
PLOT AREA CONSIDERED FOR SCRUTINY	(A) 107.51
BALANCE AREA OF PLOT	(B) 107.51
NET AREA OF PLOT	(C) 107.51
NET BALANCE AREA OF PLOT	(D) 107.51
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	64.52
Total Proposed Coverage Area	(60.01%) 64.52
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00 215.02
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00 215.02
Residential FSI	172.48
Proposed Floor (FSI) Area	172.48
TOTAL PROPOSED FSI AREA	172.48
CONSUMED FSI	1.80
TOTAL PROP. BUILT UP AREA	209.49

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

For Hi Living Projects LLP

Partner

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation (RE 304402019 Grade III)
UTHRA PLANNERS, Coim: 98044 11734.

SIGNATURE OF OWNER

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)		CAR (nos)	
		unit	PROF. by rule	REQD.	
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	2

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)		WHEELER	
		unit	PROF. by rule	REQD.	
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED		PROPOSED	
		No.	Area	No.	Area
-	Car	1	12.50	2	25.00
-	Two Wheeler	0	0.00	3	5.40
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	30.40

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	PARKING	TOTAL BUILTUP	TENE.
	Existing	COMM.	RESI.	IND	SPEC.									
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.06	2.10	4.99	0.00	15.15	0
SECOND FLOOR	0.00	0.00	59.00	0.00	0.00	0.00	59.00	0.00	-	2.10	-	0.00	61.10	0
FIRST FLOOR	0.00	0.00	64.52	0.00	0.00	0.00	64.52	0.00	-	2.10	-	0.00	66.62	1
GROUND AND PARKING FLOOR	0.00	0.00	48.96	0.00	0.00	0.00	48.96	0.00	0.00	2.10	-	0.00	66.62	0
Total	0.00	0.00	172.48	0.00	0.00	0.00	172.48	0.00	8.06	8.40	4.99	0.00	209.49	1

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NRI & Investment Services

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Compliance & Special Services

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Smarter Tools, Stronger Decisions



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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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