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Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

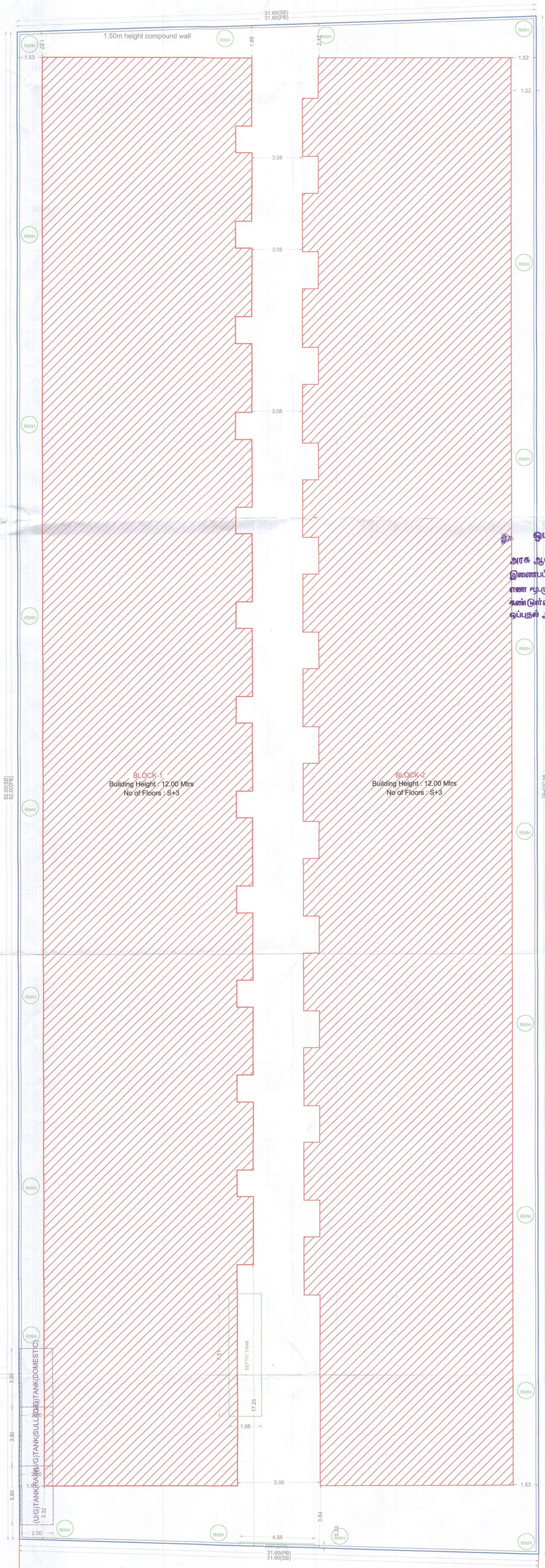
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

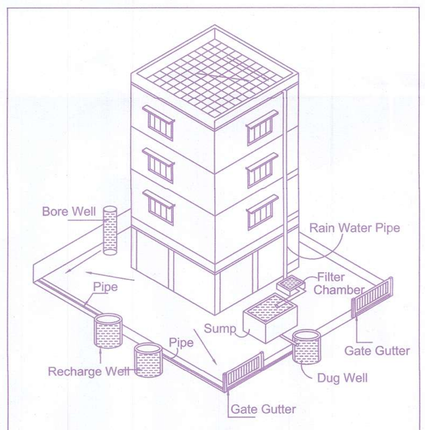
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

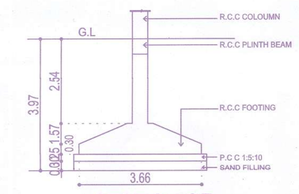




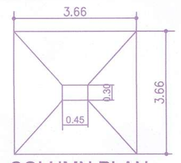
SITE PLAN



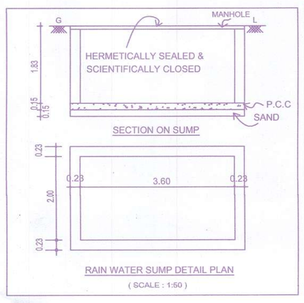
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

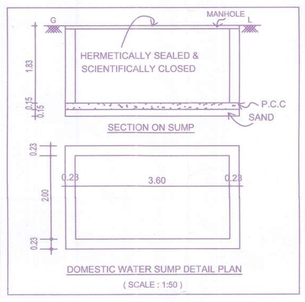


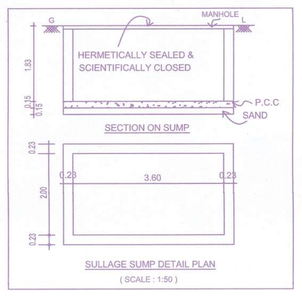
SECTION OF
R.C.C COLUMN FOUNDATION



COLUMN PLAN
TYPICAL FOUNDATION DETAIL
SCALE : 1" = 4'-0"







SITE PLAN	SHEET NO. 1 / 4

SITE PLAN

PLAN SHOWING THE REVISED PROPOSAL FOR THE GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS – BLOCK 1: STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT-12.00M) COMMERCIAL CUM RESIDENTIAL BUILDING WITH 13 DWELLING UNITS (SHOPS IN FRONT PORTION OF 1ST FLOOR PART, 2ND FLOOR PART AND 3RD FLOOR PART) & BLOCK 2:STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT-12.00M) COMMERCIAL CUM RESIDENTIAL BUILDING WITH 14 DWELLING UNITS(SHOPS IN FRONT PORTION OF 1ST FLOOR PART AND 2ND FLOOR PART)-TOTALLY 27 DWELLING UNITS AT MANAPPAKKAM MAIN ROAD,KULAPPAKKAM, CHENNAI COMPRISED IN S.NO.26/1 PART & 26/2 PART(AS PER DOCUMENT) & S.NO.26/1B1, 26/1B2 & 26/2B (AS PER PATTA) OF KULAPPAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2850.00
AREA AS PER DOCUMENT	2832.78
AREA CONSIDERED FOR FSI	2832.78
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4602.47
FSI FACTOR	1.625
COVERAGE AREA (PERCENTAGE %)	NA

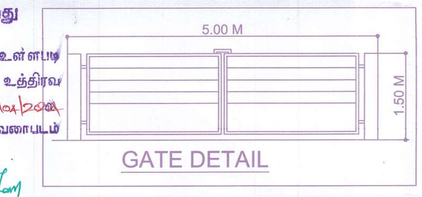
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	37	43
TWO WHEELER	7	68
CYCLE	0	0

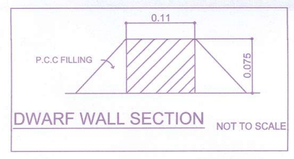
NOTE:
EARLIER APPROVED VIDE PLANING PERMIT NO: B/SPL.BLDG/119 A-B/2018, DATED: 01-06-2018, FILE NO: B4 / 269 / 2018.

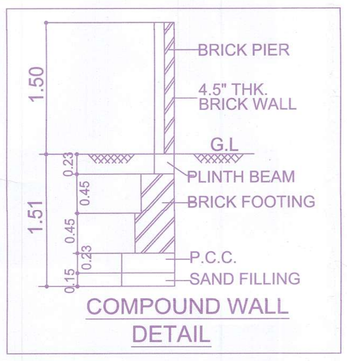
ஒப்புதல் அளிக்கப்படுகிறது
மனைப்பிரிவு / கட்டிடம்
அரசு ஆணை எண். 255/18-8-97ல் உள்ளபடி
இணையில் கண்டுள்ள இலவலுவலக உத்திரவு
எண் மு.மு.ம1(2024/2025 நாள்:28/02/2025
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது.

தலைவர்/நிர்வாக அலுவலர்
கொளப்பாக்கம் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) படப்பை.

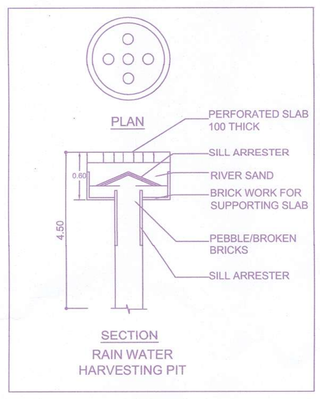


GATE DETAIL

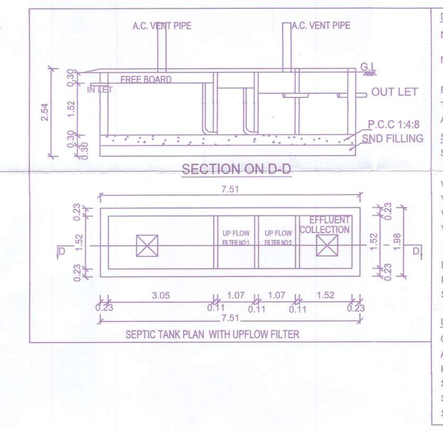




COMPOUND WALL
DETAIL



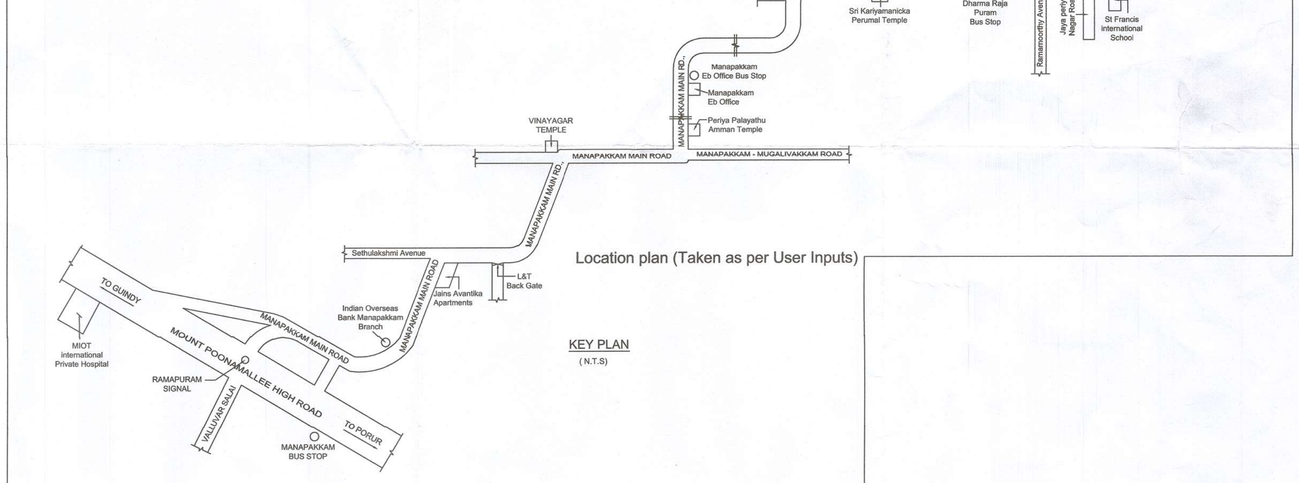
SECTION
RAIN WATER
HARVESTING PIT



DESIGN OF SEPTIC TANK WITH UPFLOW FILTER

NO OF DWELLING UNIT			=	27NoS.
NO OF USERS	=	27 X 5	=	135 Nos.
FIXTURE UNIT PER DWELLING				
TOTAL NO OF FIXTURE UNIT	=	2 X 27	=	54 NoS.
ASSUME A PEAK FACTOR OF 6LPM/FIXTURE UNIT			=	13X27=351LPM
SEPTIC TANK				
SURFACE AREA REQUIRED	=	351 X 0.92 / 10	=	32.29M ^{2}
VOLUME OF FREE BOARD	=	32.29X0.30	=	9.6M ^{3}
VOLUME OF SEDIMENTATION	=	32.29X0.30	=	9.6M ^{3}
VOLUME OF DIGESTION	=	135X0.032	=	4.32M ^{3}
VOLUME OF SLUDGE	=	135X365X0.0002	=	9.85M ^{3}
		TOTAL VOLUME		33.37M ^{3}
DEPTH OF SEPTIC TANK 33.37/10.20			=	3.27M
PROVIDING L X B			=	2.5:1
SIZE OF SEPTIC TANK			=	7.51mx1.98mx1.52m
UPFLOW FILTER				
CAPACITY PEAK GRAVITY			=	135 X 0.045 = 6.07M
ASSUME DEPTH			=	1.35M
HENCE AREA OF FINAL EFFLUENT SUMP			=	2.70/1.35 = 3.64M
SIZE OF FINAL EFFLUENT SUMP			=	1.52X1.52X0.80M
SIZE OF UPPLOW FILTER-1			=	1.52X1.07X1.52M
SIZE OF UPPLOW FILTER-2			=	1.52X1.07X1.52M

உள்ளாட்சி மன்றப் படி



Location plan (Taken as per User Inputs)

KEY PLAN
(N.T.S)

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
BLOCK-1 (01)		416.30	1876.13	0.00	0.00	13	2292.43
BLOCK-1 (02)		276.54	2033.51	0.00	0.00	14	2310.05
Total		692.84	3909.64	0.00	0.00	27	4602.48

FLOOR WISE FSI STATEMENT: BLOCK (01)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
THIRD FLOOR	139.62	0.00	0.00	0.00	0	139.62
SECOND FLOOR	138.34	925.47	0.00	0.00	0	1063.81
FIRST FLOOR	138.34	927.16	0.00	0.00	13	1065.50
STILT PARKING FLOOR	0.00	23.50	0.00	0.00	0	23.50
Total	416.30	1876.13	0.00	0.00	13	2292.43

FLOOR WISE FSI STATEMENT: BLOCK (02)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
THIRD FLOOR	0.00	139.61	0.00	0.00	1	139.61
SECOND FLOOR	138.27	928.16	0.00	0.00	0	1066.43
FIRST FLOOR	138.27	930.61	0.00	0.00	13	1068.88
STILT PARKING FLOOR	0.00	35.13	0.00	0.00	0	35.13
Total	276.54	2033.51	0.00	0.00	14	2310.05

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by P.SHYAM SUNDAR
Date: 11/23/2023 6:46:04 PM

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by P.SHYAM SUNDAR
Date: 11/23/2023 6:46:04 PM

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

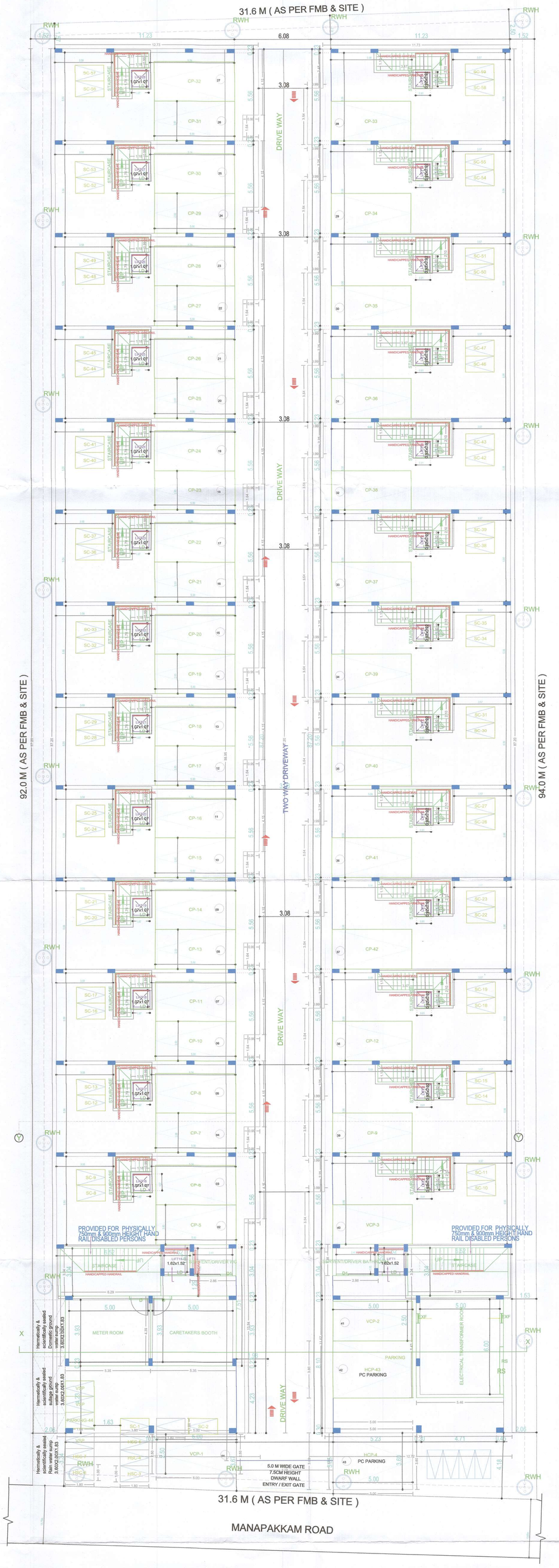
Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2 / 4
FLOOR NAME	

PLAN SHOWING THE REVISED PROPOSAL FOR THE GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS – BLOCK 1: STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT-12.00M) COMMERCIAL CUM RESIDENTIAL BUILDING WITH 13 DWELLING UNITS (SHOPS IN FRONT PORTION OF 1ST FLOOR PART, 2ND FLOOR PART AND 3RD FLOOR PART) & BLOCK 2:STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT-12.00M) COMMERCIAL CUM RESIDENTIAL BUILDING WITH 14 DWELLING UNITS(SHOPS IN FRONT PORTION OF 1ST FLOOR PART AND 2ND FLOOR PART)-TOTALLY 27 DWELLING UNITS AT MANAPPAKKAM MAIN ROAD,KULAPPAKKAM, CHENNAI COMPRISED IN S.NO.26/1 PART & 26/2 PART(AS PER DOCUMENT) & S.NO.26/1B1, 26/1B2 & 26/2B (AS PER PATTA) OF KULAPPAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION



SITE CUM STILT FLOOR PLAN (BLOCK-1&2)



FIRST FLOOR PLAN

ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவுக் கட்டிடம்
அரசு ஆணை எண். 255/18-8-97ன் உள்ளபடி
இணைபில் கண்டுள்ள இவ்வலுவலக உத்திரவு
எண் மூமு 01/2024/2025 நாள் 03/04/2024
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது.
Malathy Gopalan
தலைவர்/நிர்வாக அலுவலர்
கொளப்பாக்கம் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) பட்சம்.

உள்ளாட்சி மன்றப் படி

Applicants (Owner / Developer / Power of Attorney)

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

ARCH_E_(36.00_x_48.00_Inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 3 / 4
FLOOR NAME	

PLAN SHOWING THE REVISED PROPOSAL FOR THE GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS – BLOCK 1: STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT-12.00M) COMMERCIAL CUM RESIDENTIAL BUILDING WITH 13 DWELLING UNITS (SHOPS IN FRONT PORTION OF 1ST FLOOR PART, 2ND FLOOR PART AND 3RD FLOOR PART) & BLOCK 2:STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT-12.00M) COMMERCIAL CUM RESIDENTIAL BUILDING WITH 14 DWELLING UNITS(SHOPS IN FRONT PORTION OF 1ST FLOOR PART AND 2ND FLOOR PART)-TOTALLY 27 DWELLING UNITS AT MANAPPAKKAM MAIN ROAD,KULAPPAKKAM, CHENNAI COMPRISED IN S.NO.26/1 PART & 26/2 PART(AS PER DOCUMENT) & S.NO.26/1B1, 26/1B2 & 26/2B (AS PER PATTA) OF KULAPPAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION

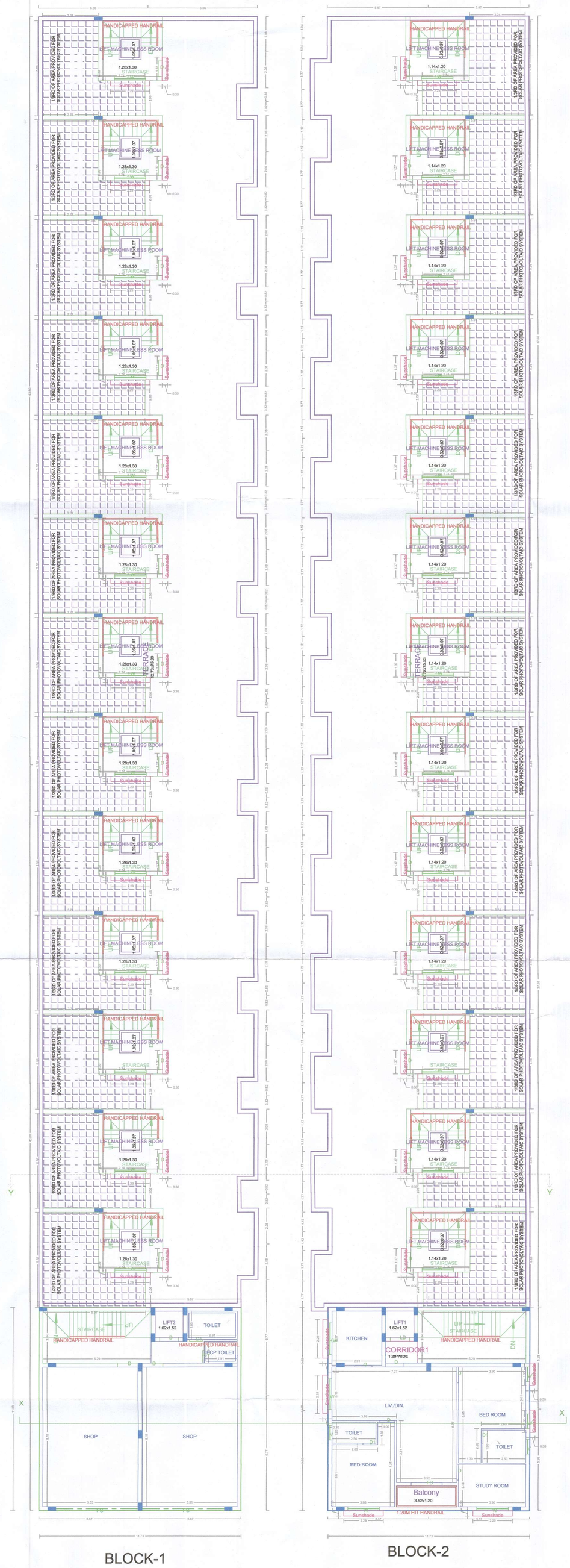
இவ்பதுல் அளிக்கப்படுகிறது
மனைப்பிரிவு / கட்டடம்
அதன் ஆணை எண். 255/18-8-97ல் உள்ளபடி
இணையில் கண்டுள்ள இவ்வனுவலக உத்தரவு
எண் மற்றும் 01/5/2025 நாள் 03/04/25 ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது.

Member Secretary
தலைவர்/நிர்வாக அலுவலர்
கொளப்பாக்கம் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) மட்டும்.



BLOCK-1 BLOCK-2

SECOND FLOOR PLAN



BLOCK-1 BLOCK-2

THIRD FLOOR PART PLAN

உள்ளாட்சி மன்றப் படி

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

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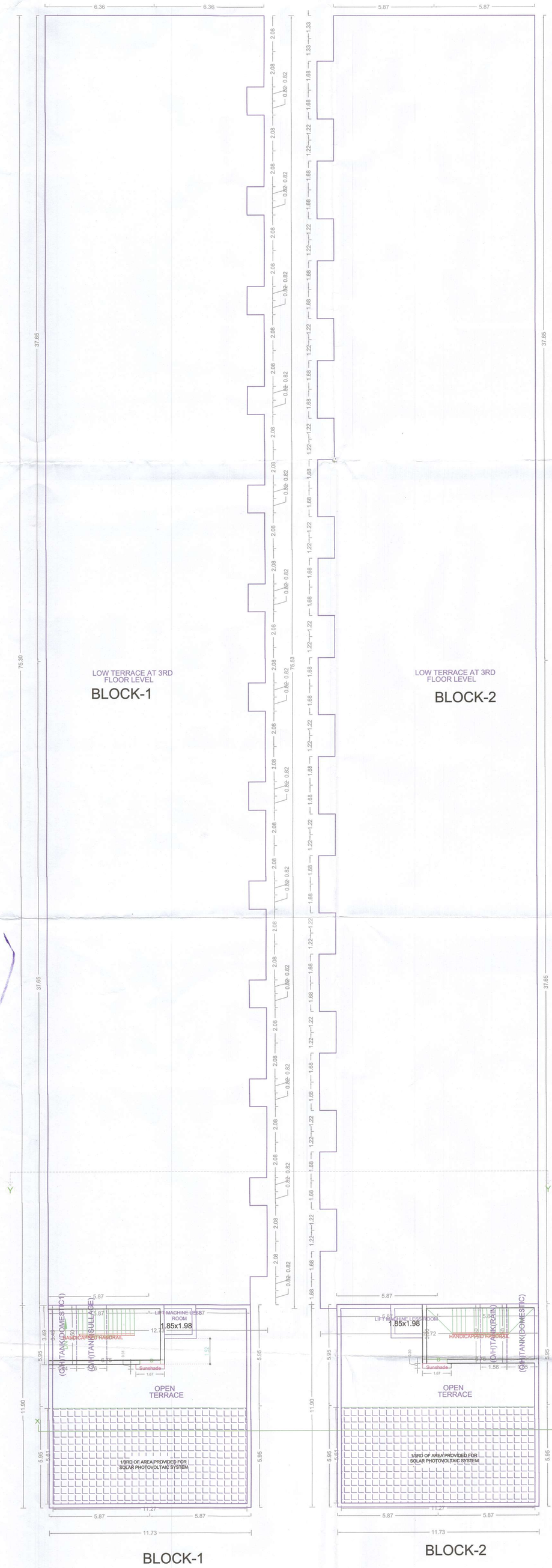
Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 4 / 4
FLOOR NAME	

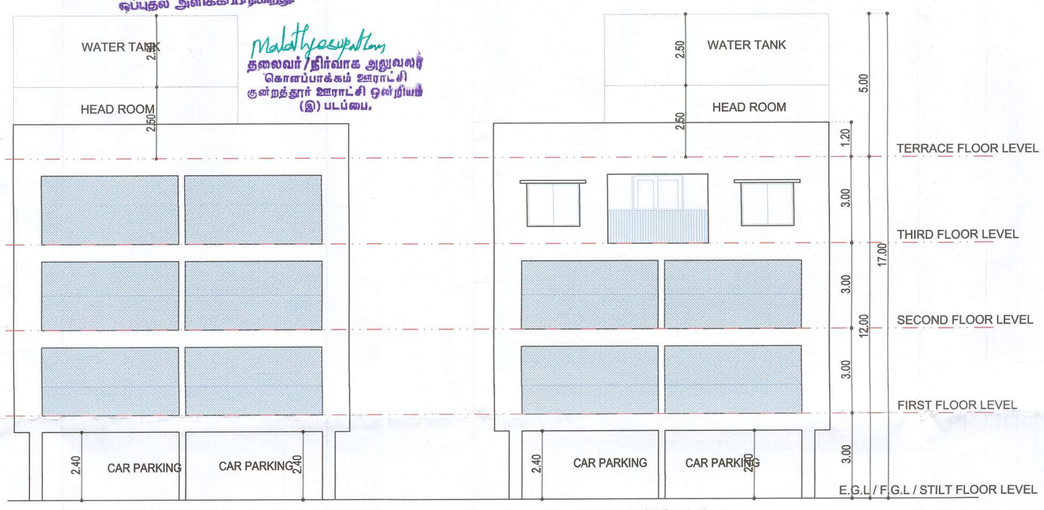
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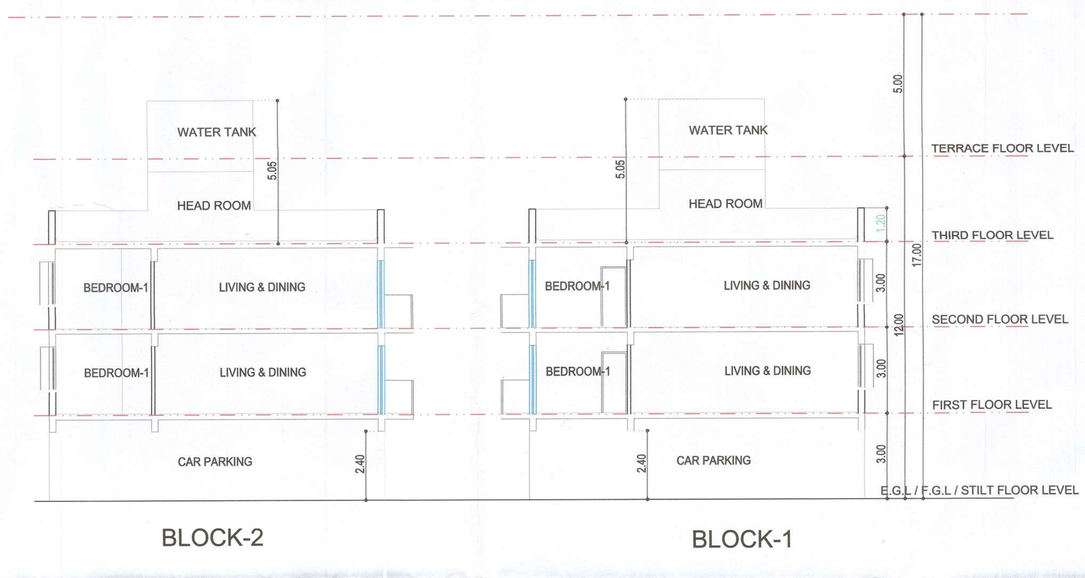
TERRACE FLOOR PLAN

ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு ; கட்டிடம்
அரசு ஆணை எண். 255 ,18-8-97ல் உள்ளபடி
இணைபயில் கண்டுள்ள இலவற்றுவகை உத்திரவு
எண் கூ.மு 01/2024/D425 நாள் 03/04/24 ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது.

தலைவர்/திர்வாக அலுவலர்
கொளப்பாக்கம் ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) படப்பை.

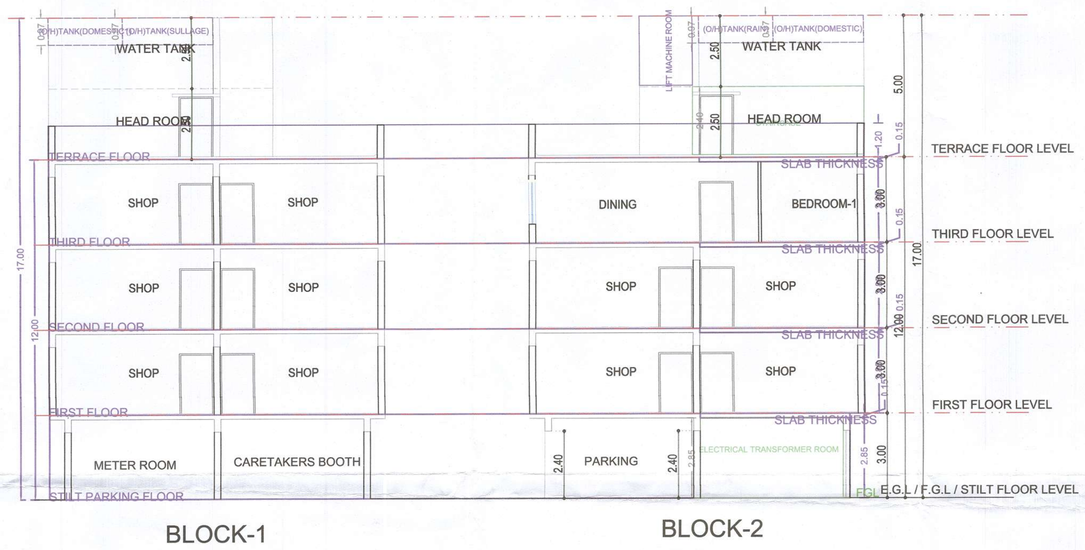


NORTH SIDE ELEVATION



SECTION-YY

உள்ளாட்சி மன்றப் படி



SECTION-XX

Applicants (Owner / Developer / Power of Attorney)

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

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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.

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.



empowering your real estate decisions 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

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