

Verified RealEstate™

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

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

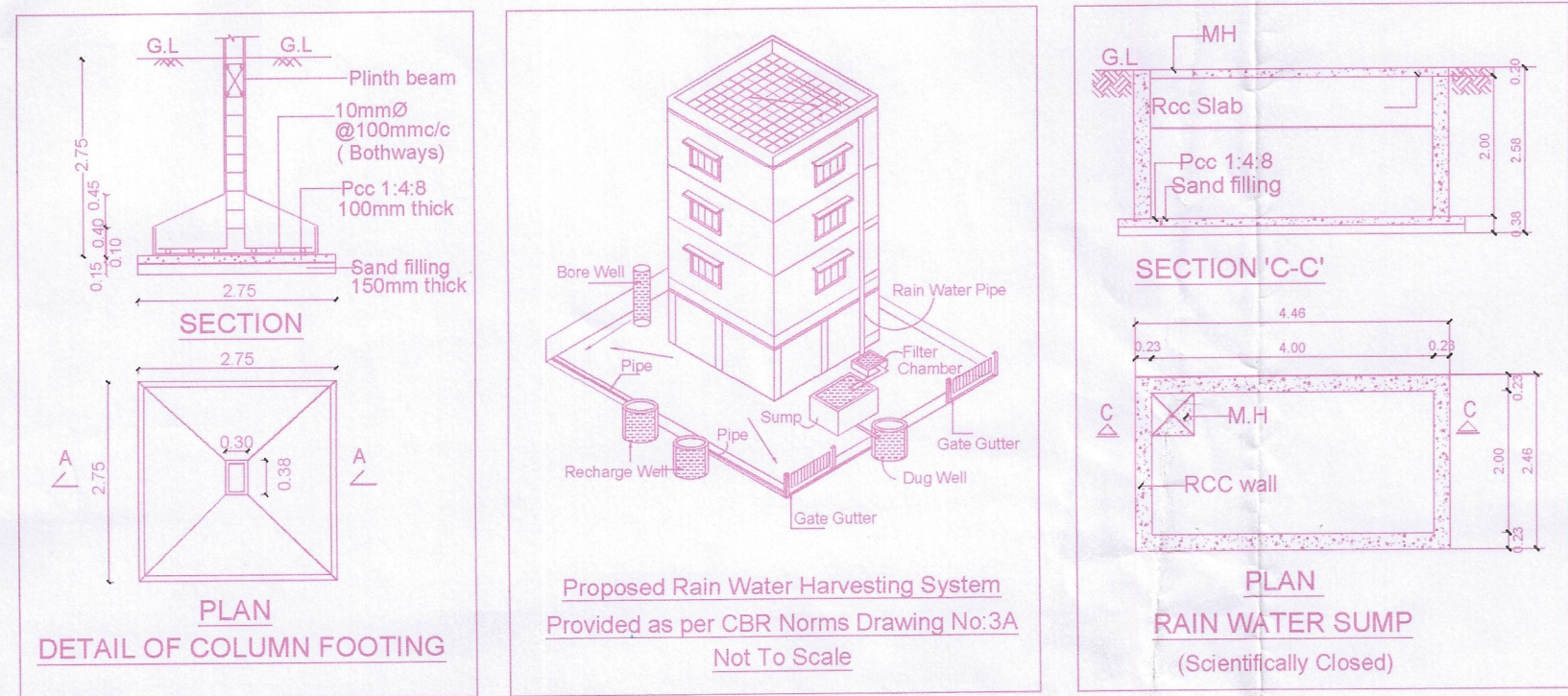
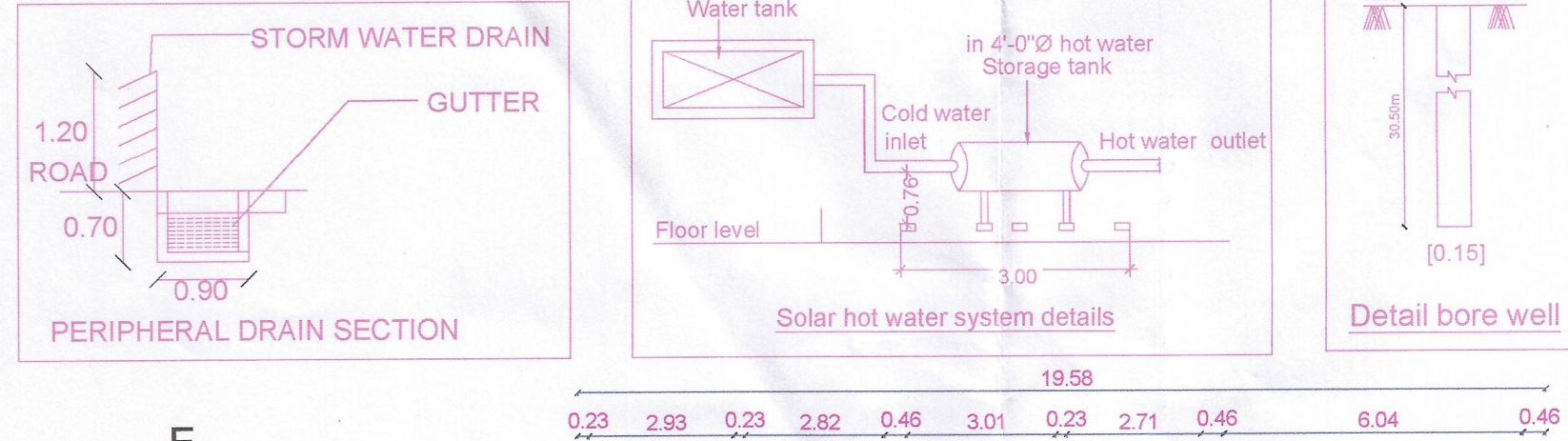
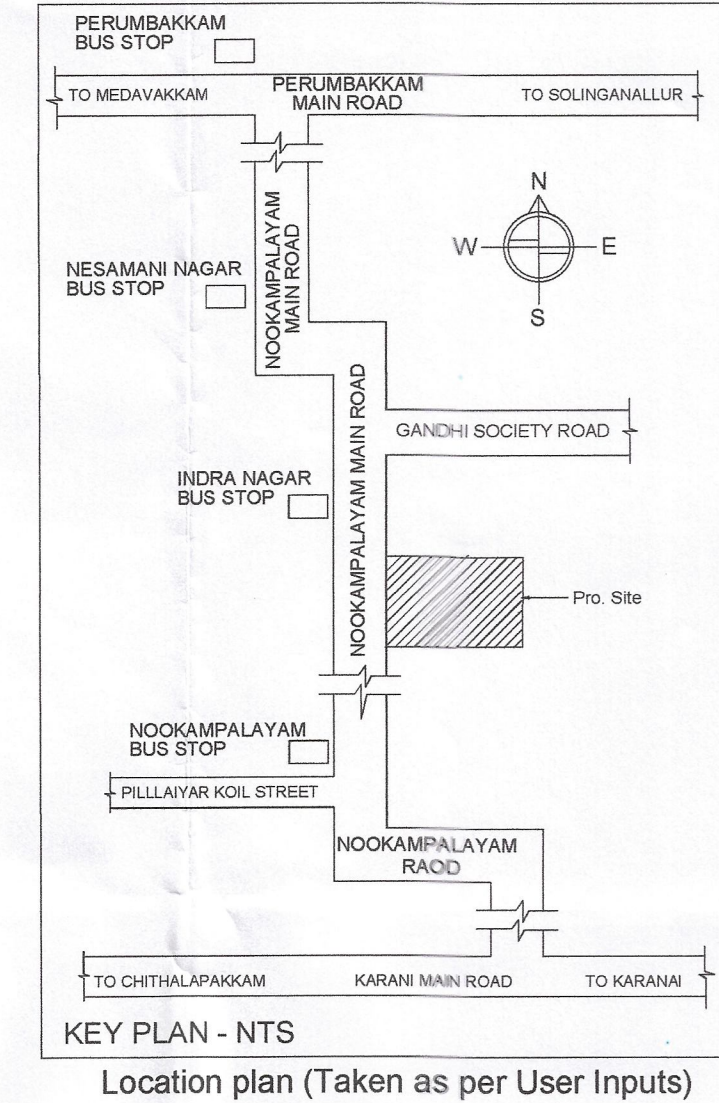
hello@verified.realestate

+91 9996 12 9996

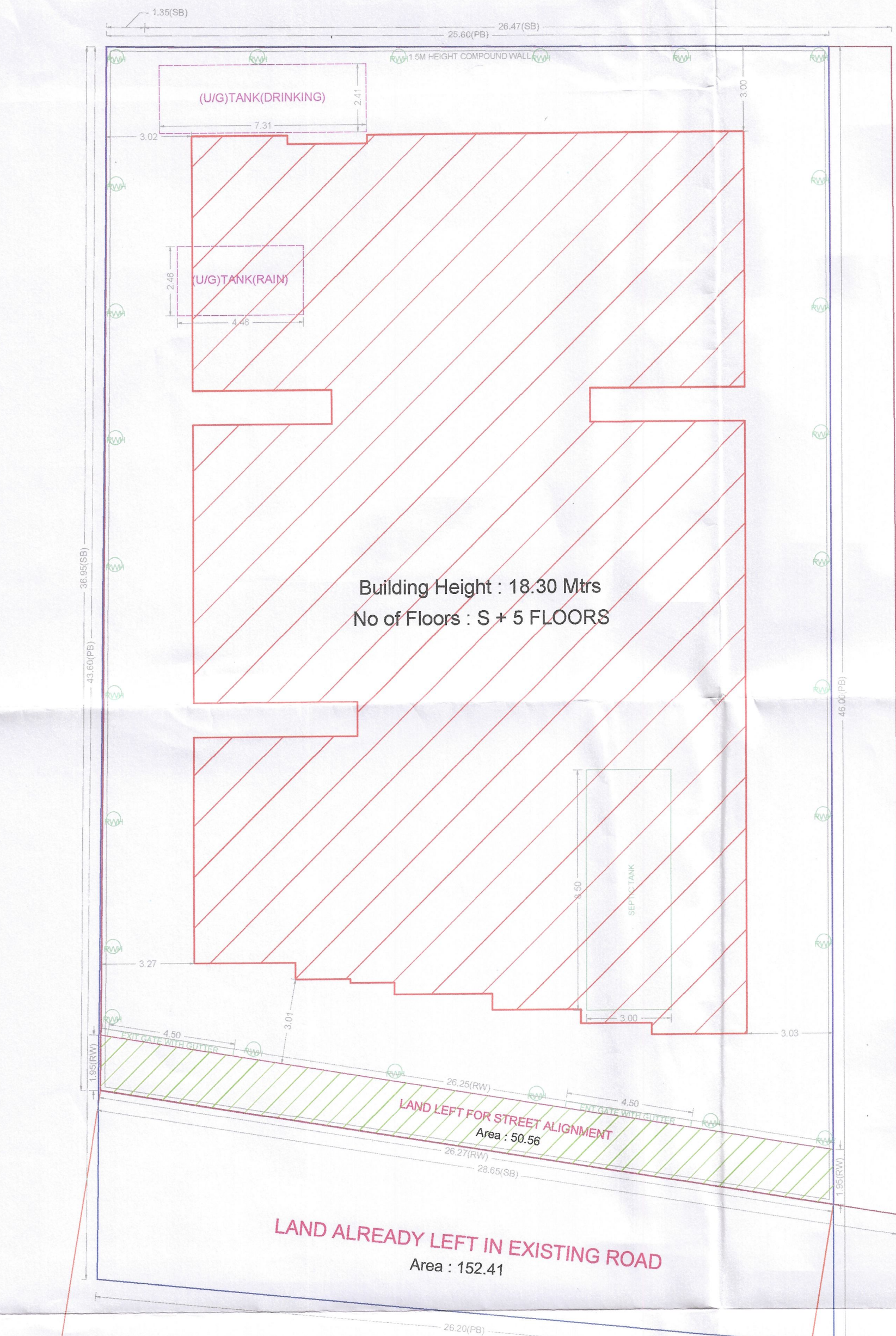
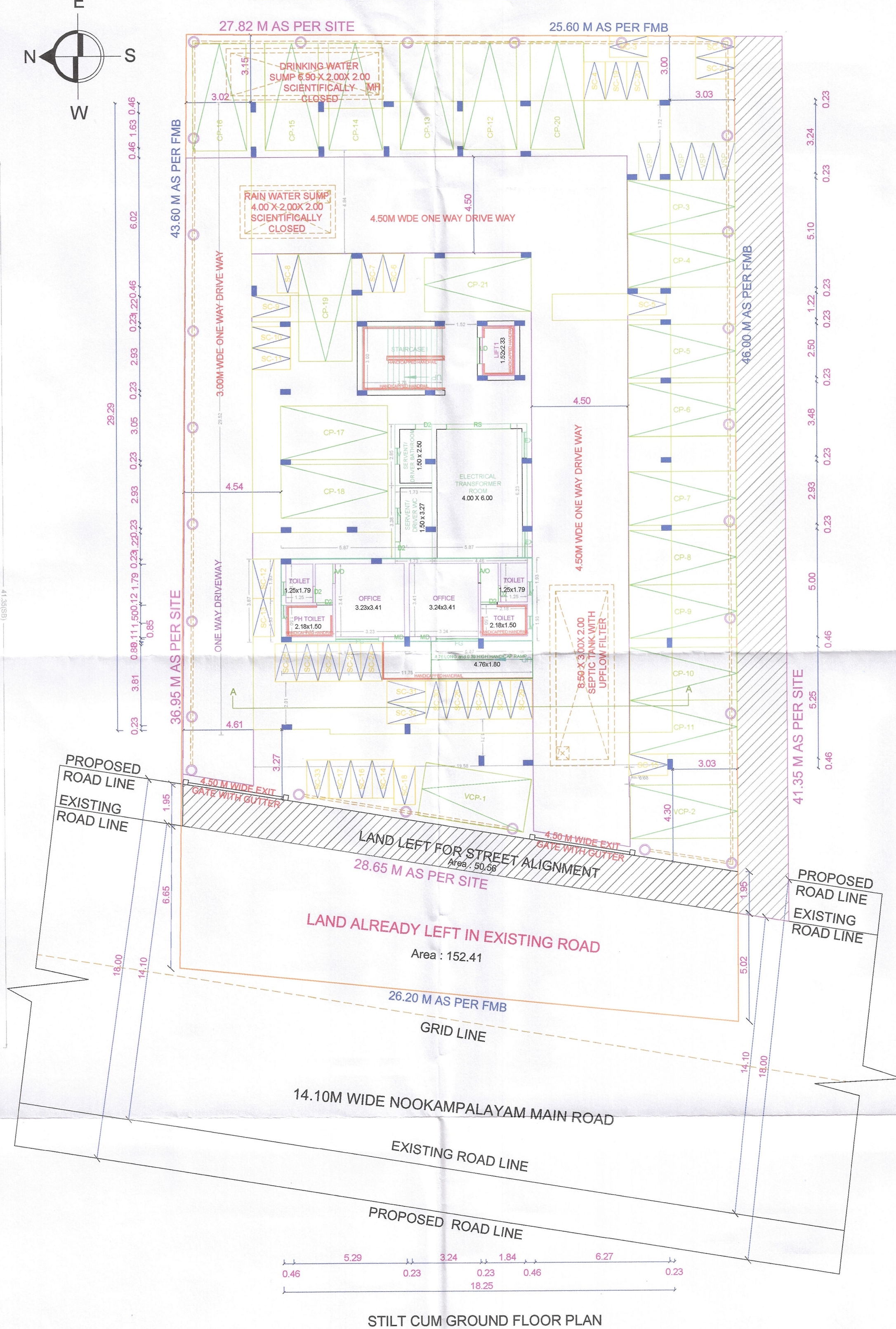
www.verified.realestate

Official Property Record





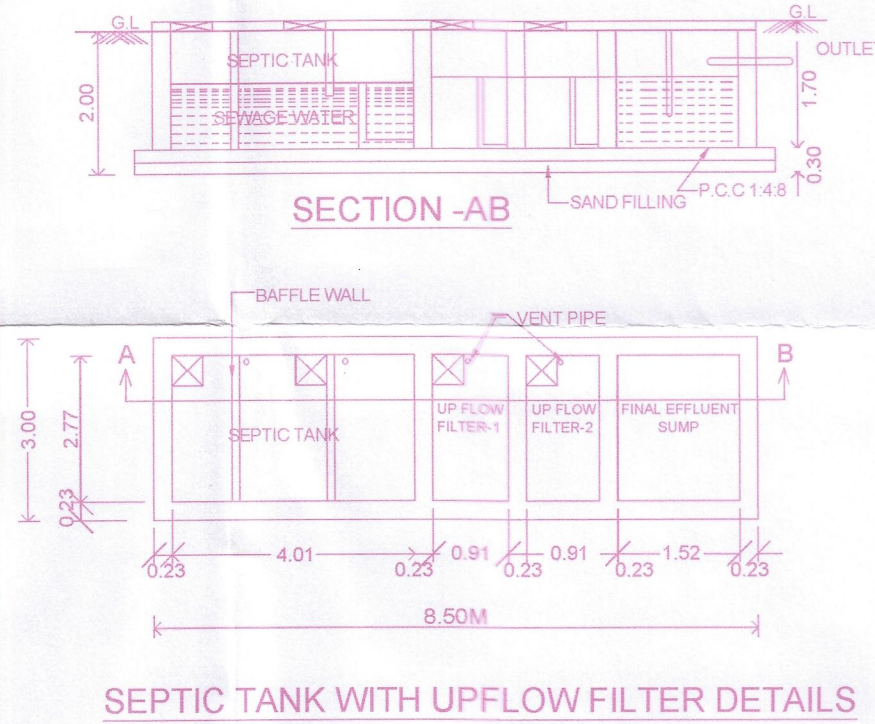
SITE PLAN		SHEET NO. 1/2
SITE PLAN		
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR (PART) / STILT FLOOR (PART) + 4 FLOORS + 5TH FLOOR PART (HEIGHT 18.30M) RESIDENTIAL CUM COMMERCIAL BUILDING WITH 26 DWELING UNITS AND OFFICE (215.15 Sq.mts) AT (GROUND FLOOR PART AND FIRST FLOOR PART) AVAILING PREMIUM FSI AT NOKKAMPALAYAM MAIN ROAD, PERUMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.233/2, NEW S.NO.233/2A2,233/2A3,233/2B2 AND 233/2B3 OF PERUMBAKKAM VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION)		
A) AREA STATEMENT		SQ.M.
AREA AS PER PATTA		1180.00
AREA AS PER DOCUMENT		1133.11
LAND ALREADY LEFT IN EXISTING ROAD		152.41
AREA CONSIDERED FOR FSI		980.70
STREET ALIGNMENT		50.56
OSR AREA		0.00
TOTAL FSI AREA		2743.65
FSI FACTOR		2.798
COVERAGE AREA (PERCENTAGE %)		NA
A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	21
TWO WHEELER	36	37
CYCLE	-	0



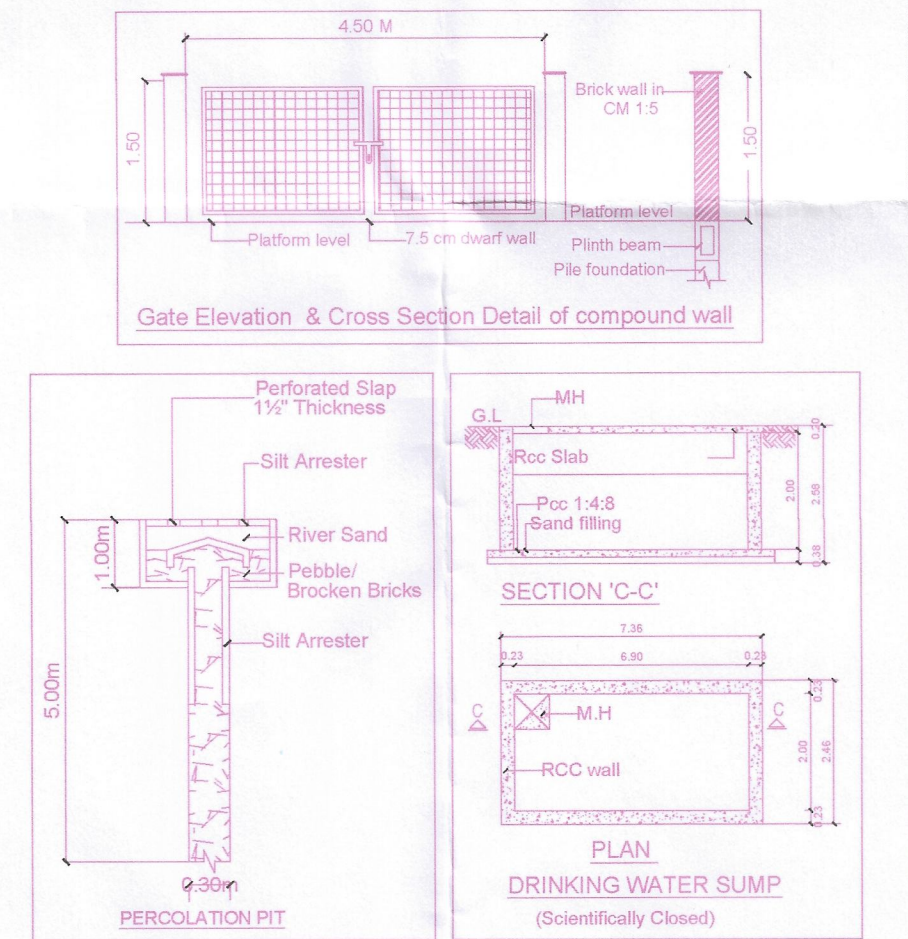
DESIGN OF SEPTIC TANK WITH UPFLOW FILTER FOR 15 DWELLINGS

NO. OF FLATS OR DWELLINGS : 26
NO. OF OFFICES OR DWELLINGS : 3
TOTAL : 29
ASSUMING 5 PERSONS FOR FLATS : 26X5=130
ASSUMING 10 PERSONS FOR OFFICES : 3X10=30
NO. OF PERSONS : 160
NO. OF USERS ASSUMING 2 FIXTURES PER FLAT : 160X2=320NITS.
PER HOUR DISCHARGE : 320X6=1920 LPM.
SEPTIC TANK
SURFACE AREA NEEDED : 1920X0.92/10 = 176.64 SAY 190M
VOLUME OF SEDIMENTATION:
ASSUMING 0.30M DEPTH FOR DIGESTION : 180X0.3M = 54M³
75X0.032 = 2.404M³
FOR SLUDGE STORAGE : 0.0002X385X75 = 5.47M³
FREE BOARD FOR SLUDGE : 5X0.3M = 1.50M³

DEPTH = $\frac{\text{VOLUME}}{\text{VOLUME}} = 1.40M$
SIZE OF SEPTIC TANK 8.50X3.00X2.00
UPFLOW FILTER
LIQUID DEPTH OF SEPTIC TANK = 1.70M
UPFLOW FILTER DEPTH
ALLOWING 0.32M FREE BOARD 1.4 - 0.3 = 1.10M
AREA NEEDED = $\frac{1.10}{1.10} = 1.0M$
SIZE OF UPFLOW FILTER 1.50X1.50
UPFLOW NO.-1 = 0.91X1.50X1.36M
UPFLOW NO.-2 = 0.91X1.50X1.36M



FLOOR WISE FSI STATEMENT: PLAN (A)						
FLOORS	COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	45.42	27.79	0.00	0.00	0	73.21
FIRST FLOOR	169.73	383.48	0.00	0.00	4	553.21
SECOND FLOOR	0.00	569.44	0.00	0.00	6	569.44
THIRD FLOOR	0.00	569.44	0.00	0.00	6	569.44
FOURTH FLOOR	0.00	569.44	0.00	0.00	6	569.44
FIFTH FLOOR	0.00	408.91	0.00	0.00	4	408.91
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	215.15	2528.50	0.00	0.00	26	2743.65
BUILDING WISE FSI STATEMENT						
BUILDING	NO OF SAME BUILDING	COMM.	RESI.	IND.	INST.	DU
PLAN-1 (A)		215.15	2528.50	0.00	0.00	26
Total		215.15	2528.50	0.00	0.00	26



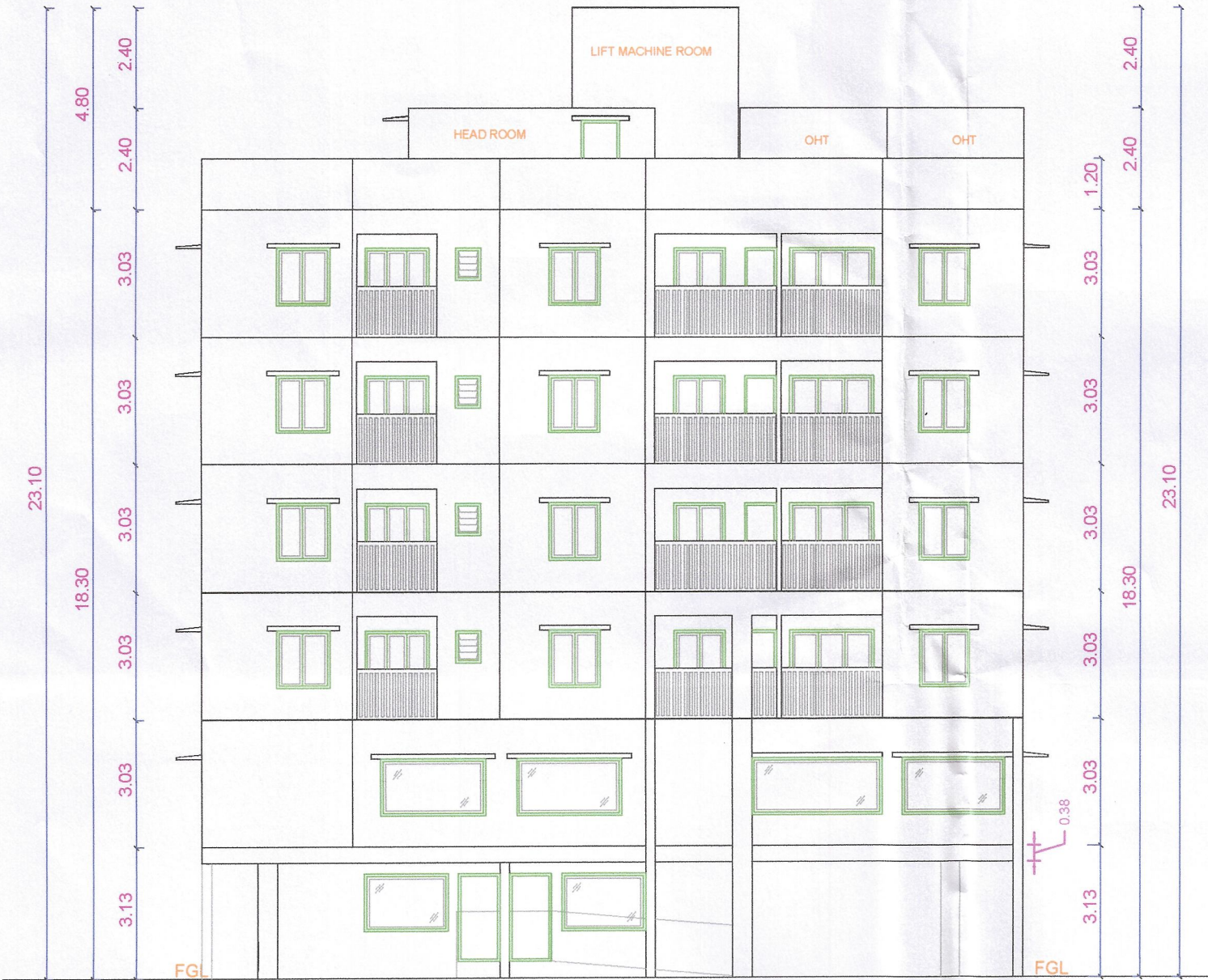
APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
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.

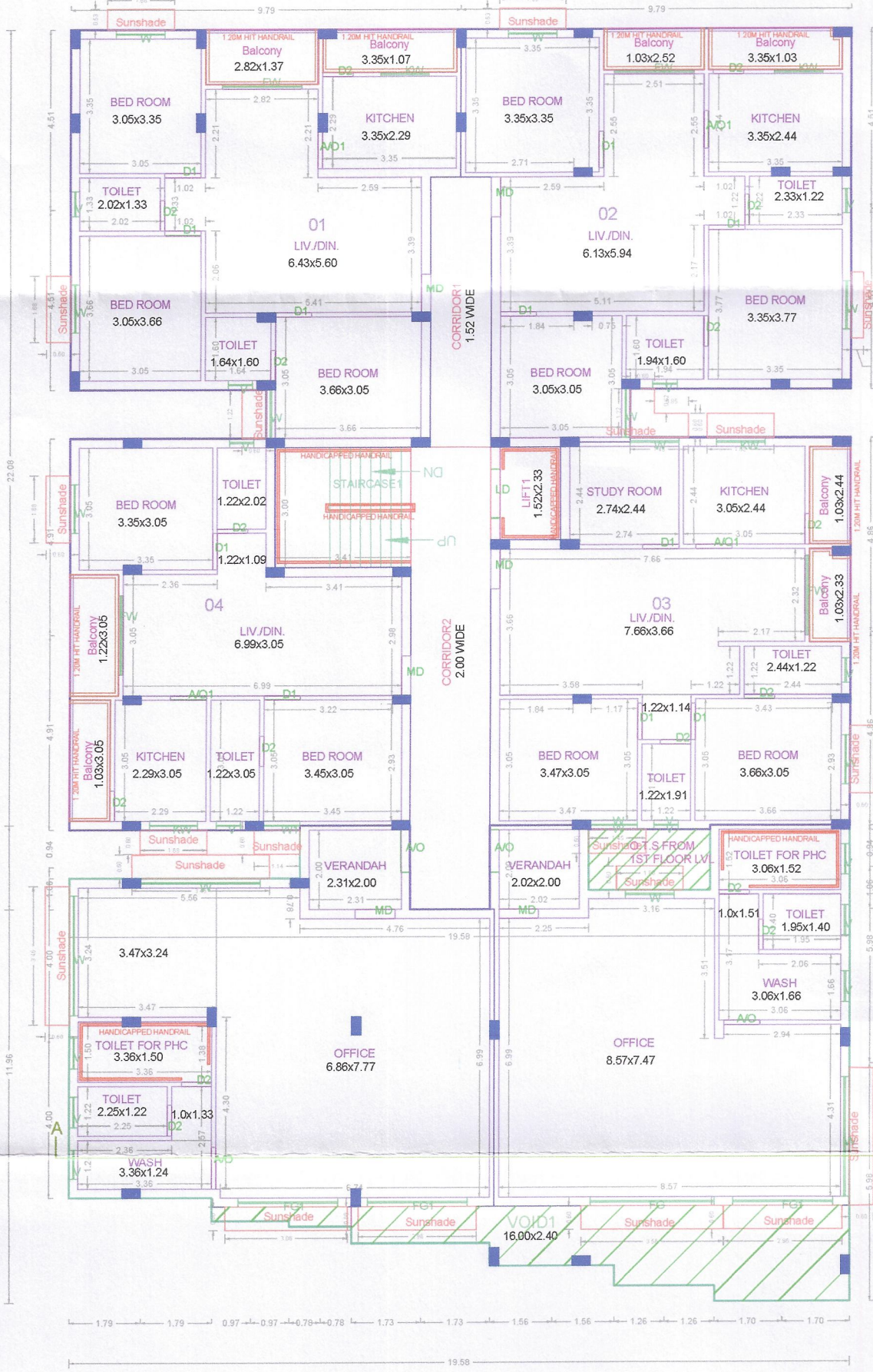
KEY NO. 3788
QR CODE



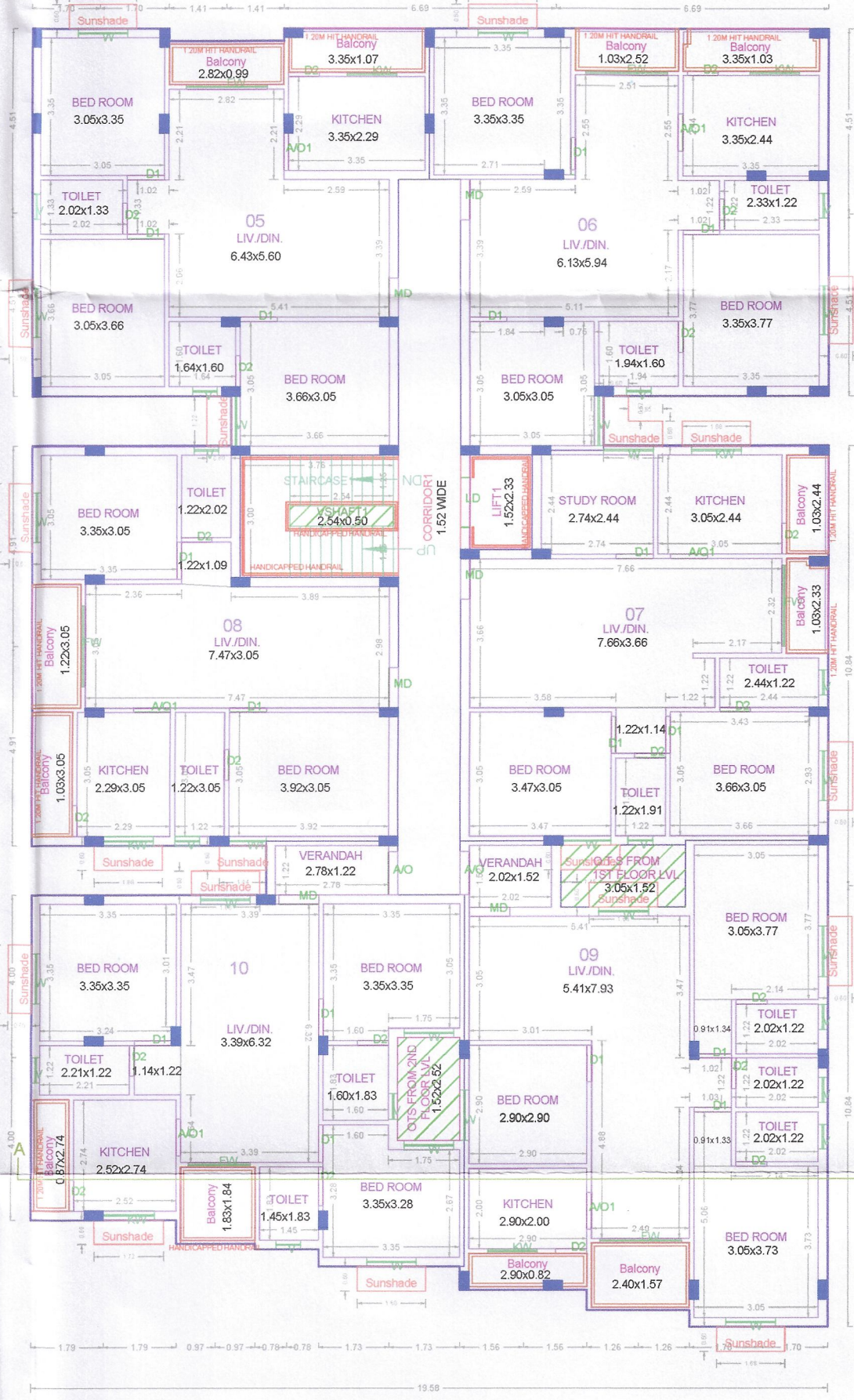
ELEVATION



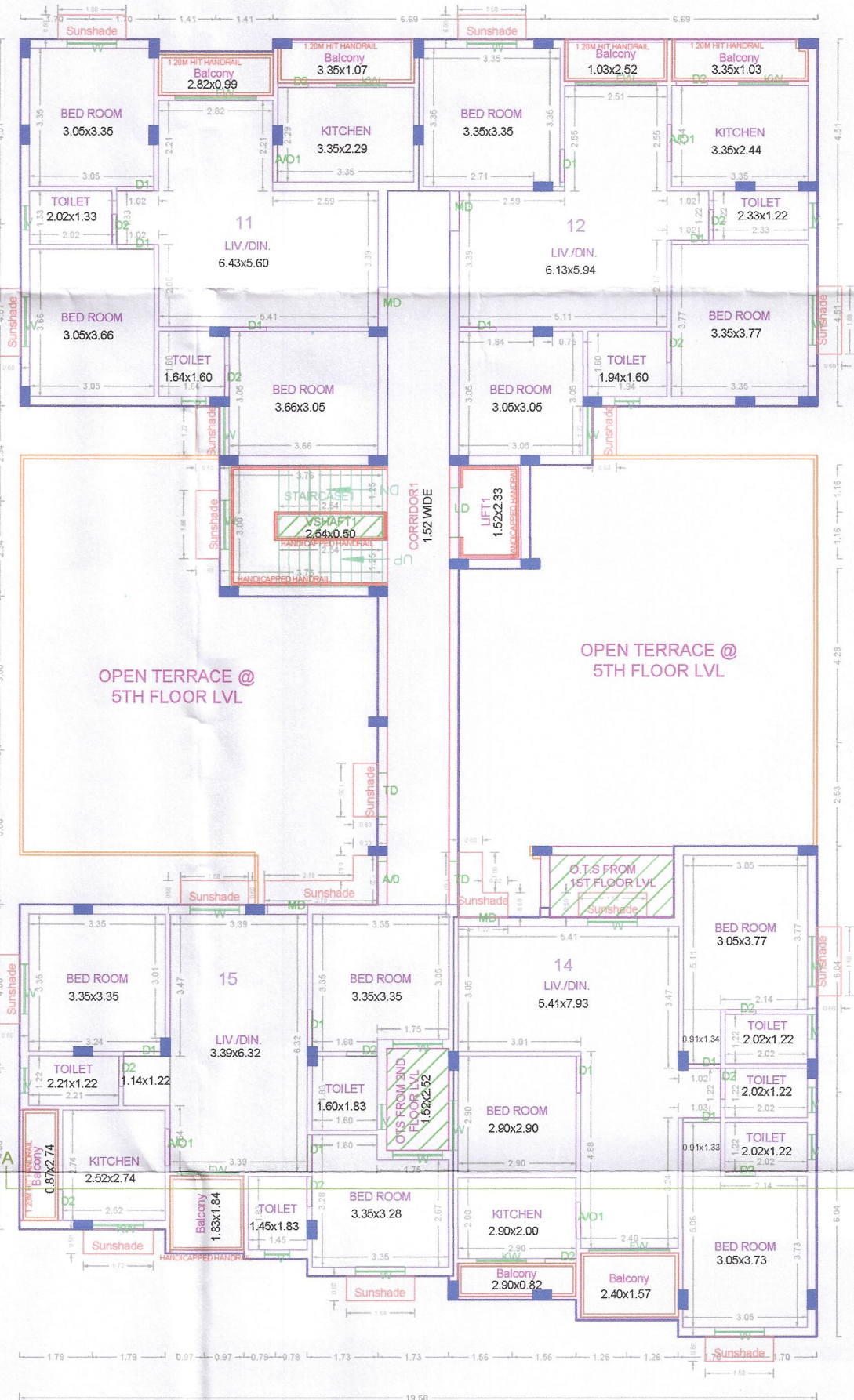
SECTION A-A



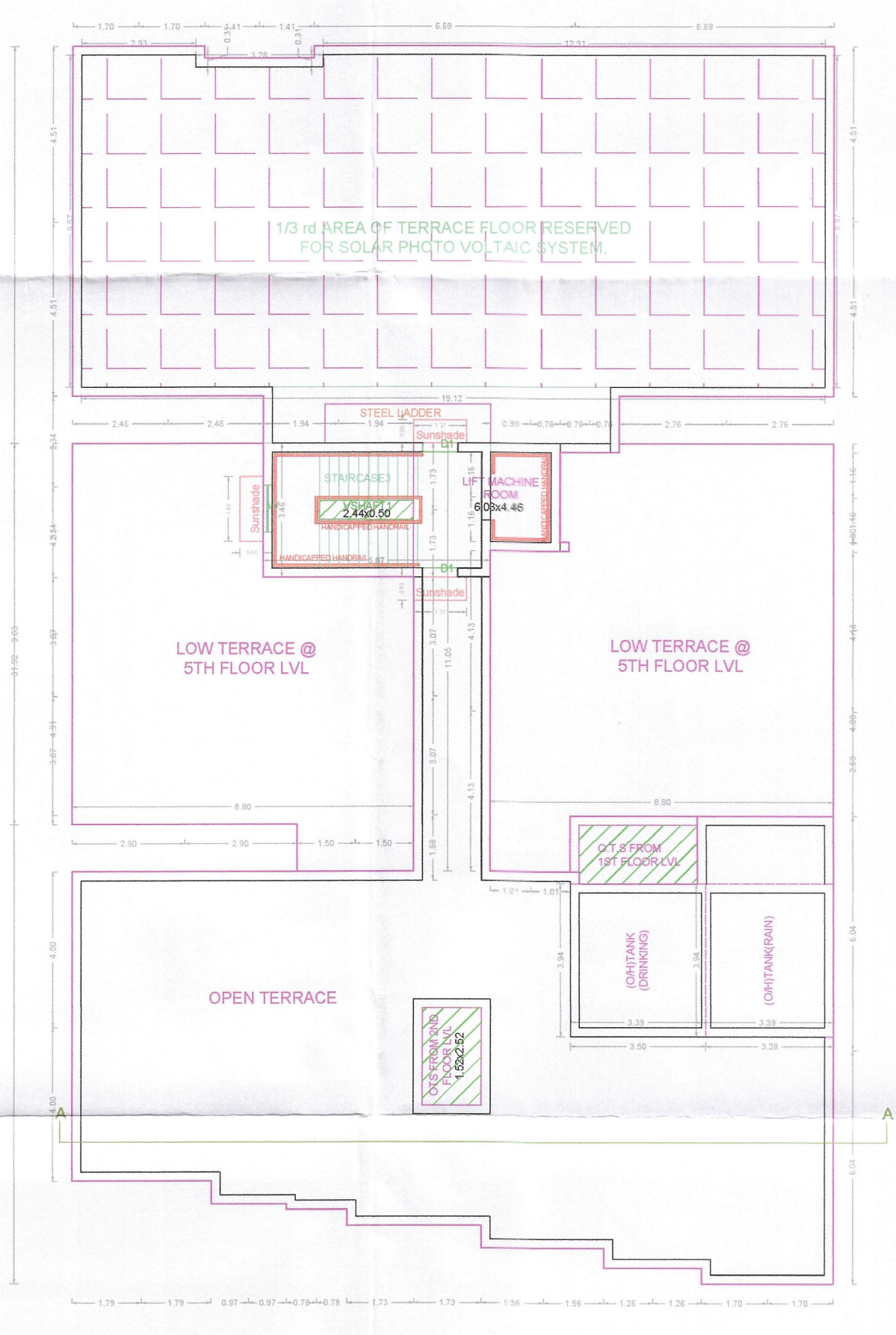
FIRST FLOOR PLAN



TYPICAL - 2,3&4 FLOOR PLAN



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN

சட்டம் வரைபட அனுமதி எண்: 154/நாள் 92/11/24
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.என். 2458/24 / 22/11/24
நகரவை / நிருவாக அலுவலர்
பெருநகர சபை திரைக் கார்ட்டி

Applicants (Owner / Developer / Power of Attorney)

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. 3788

QR CODE

Our services go beyond



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.

Smarter Tools, Stronger Decisions



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

Verified RealEstateTM

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
www.verified.realestate