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

hello@verified.realestate

+91 9996 12 9996

Official Property Record

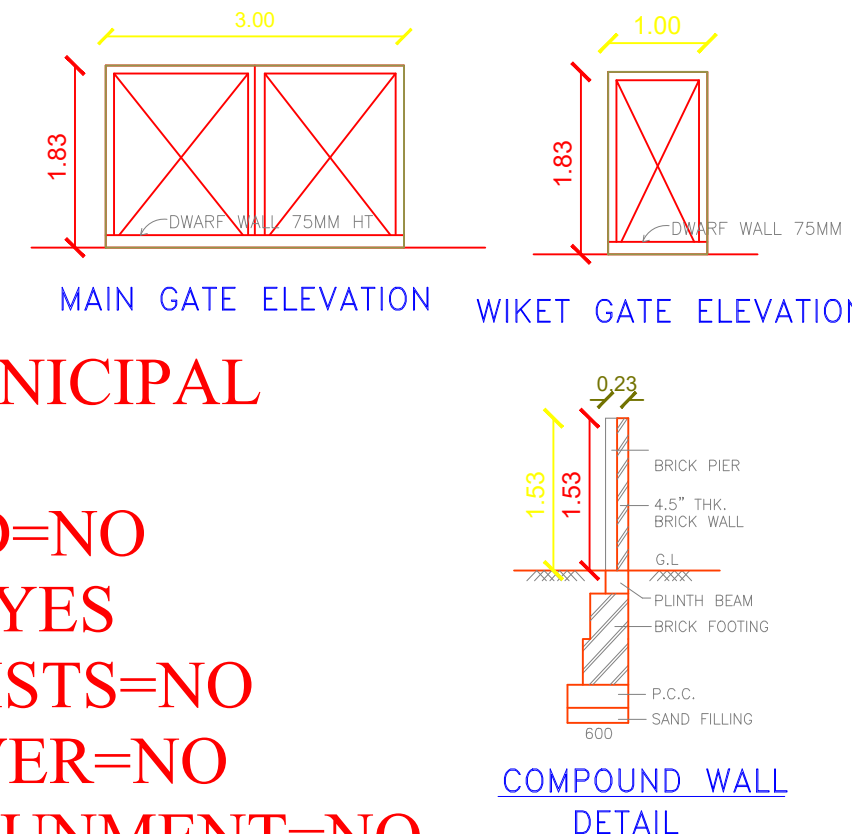
Digitally Verified Record - Powered by Verified  RealEstate™





PLAN INFO
PATTÀ_NO=15707
TALUK=KUNDRATHUR
PLOT_NO=1
DISTRICT=KANCHEEPURAM
SINGLE_FAMILY_BLDG=NO
CRZ=NO
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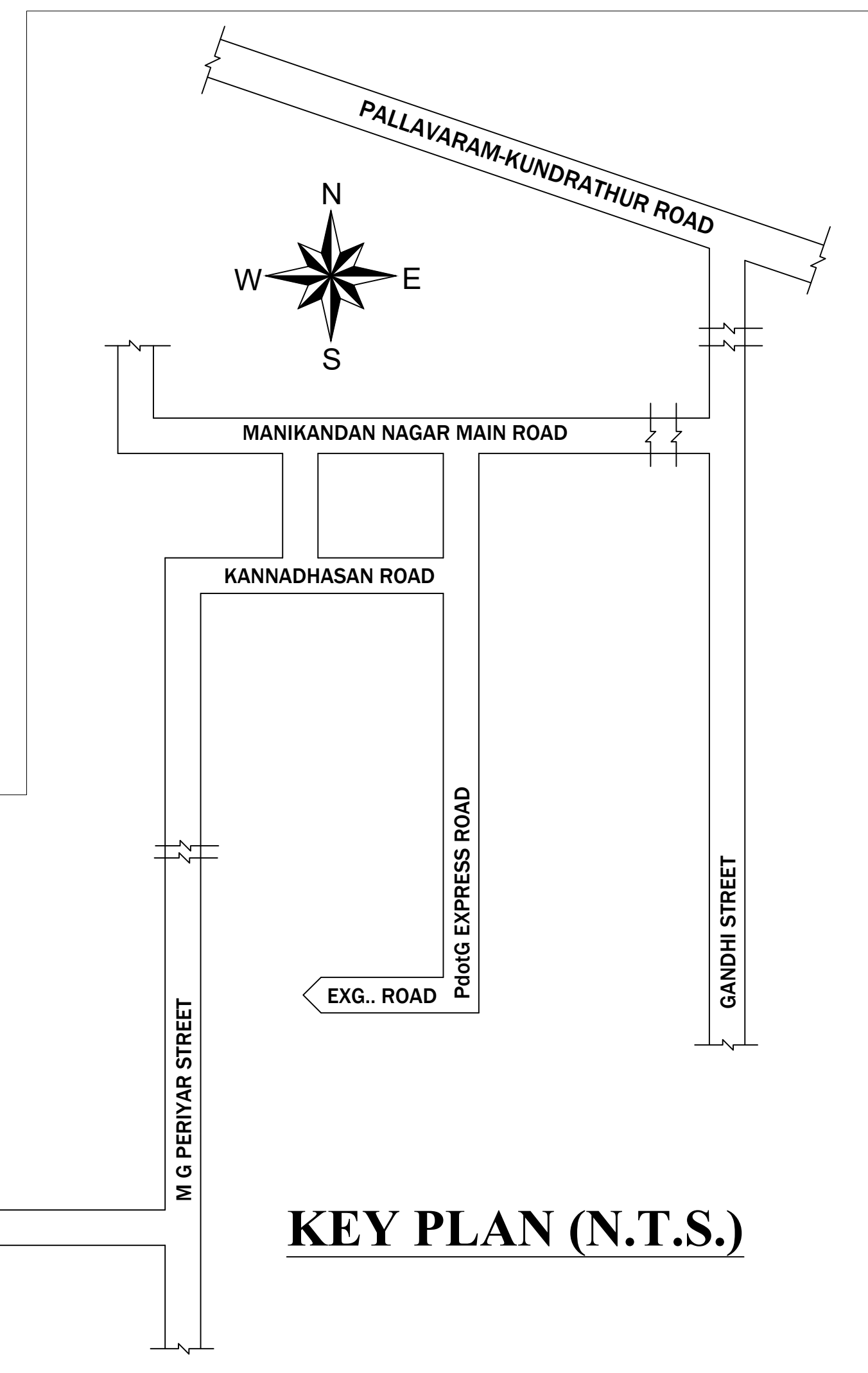
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RWH_DECLARED=YES
JURISDICTION_TYPE=MUNICIPAL
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMENT=NO
SURVEY_NO=S.NO: 509/1C1G1C & 509/1C1G1A
LAND_USE_ZONE=PRIMARY RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MOUNMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



MAIN GATE ELEVATION

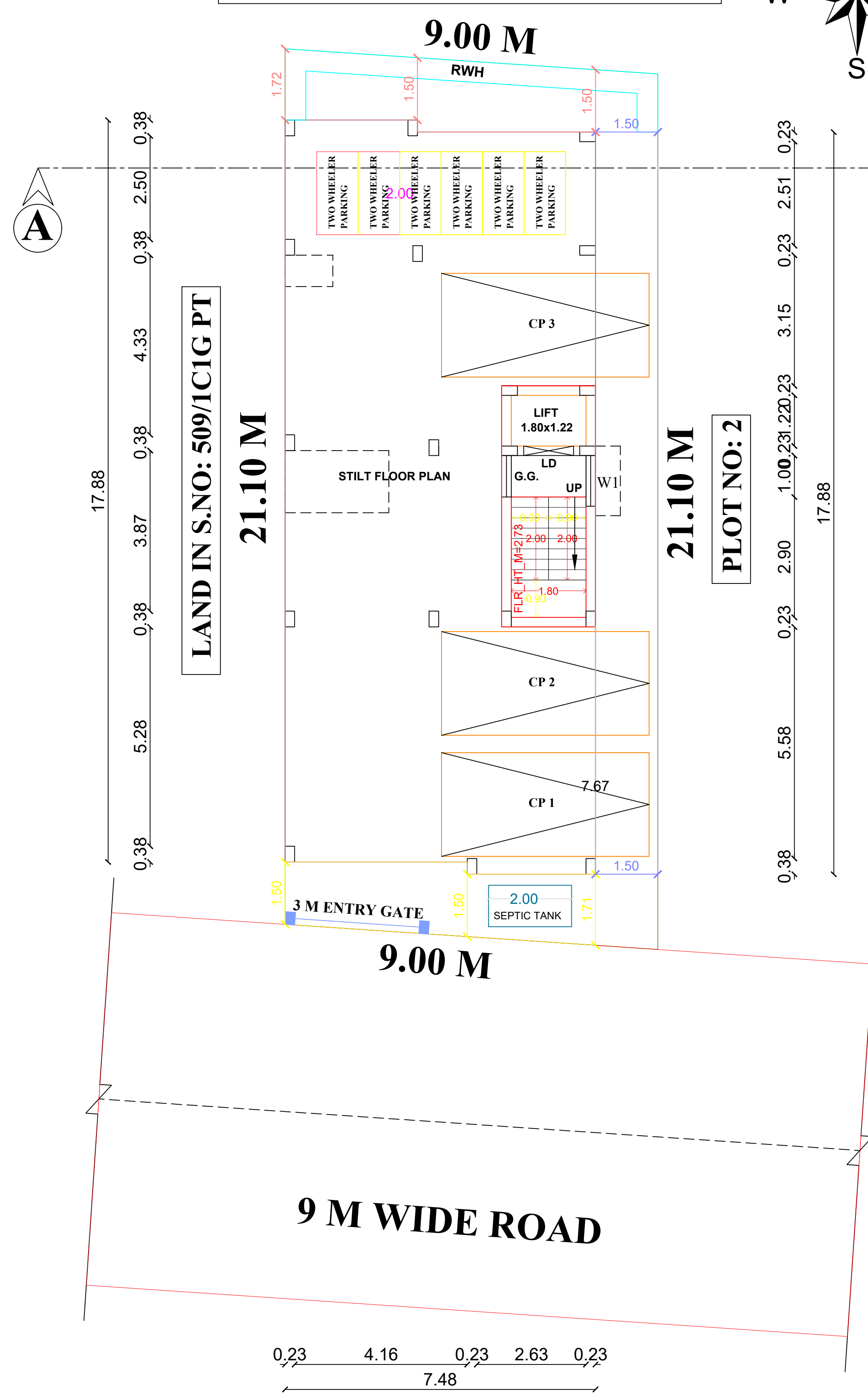
WICKET GATE ELEVATION

COMPOUND WALL DETAIL

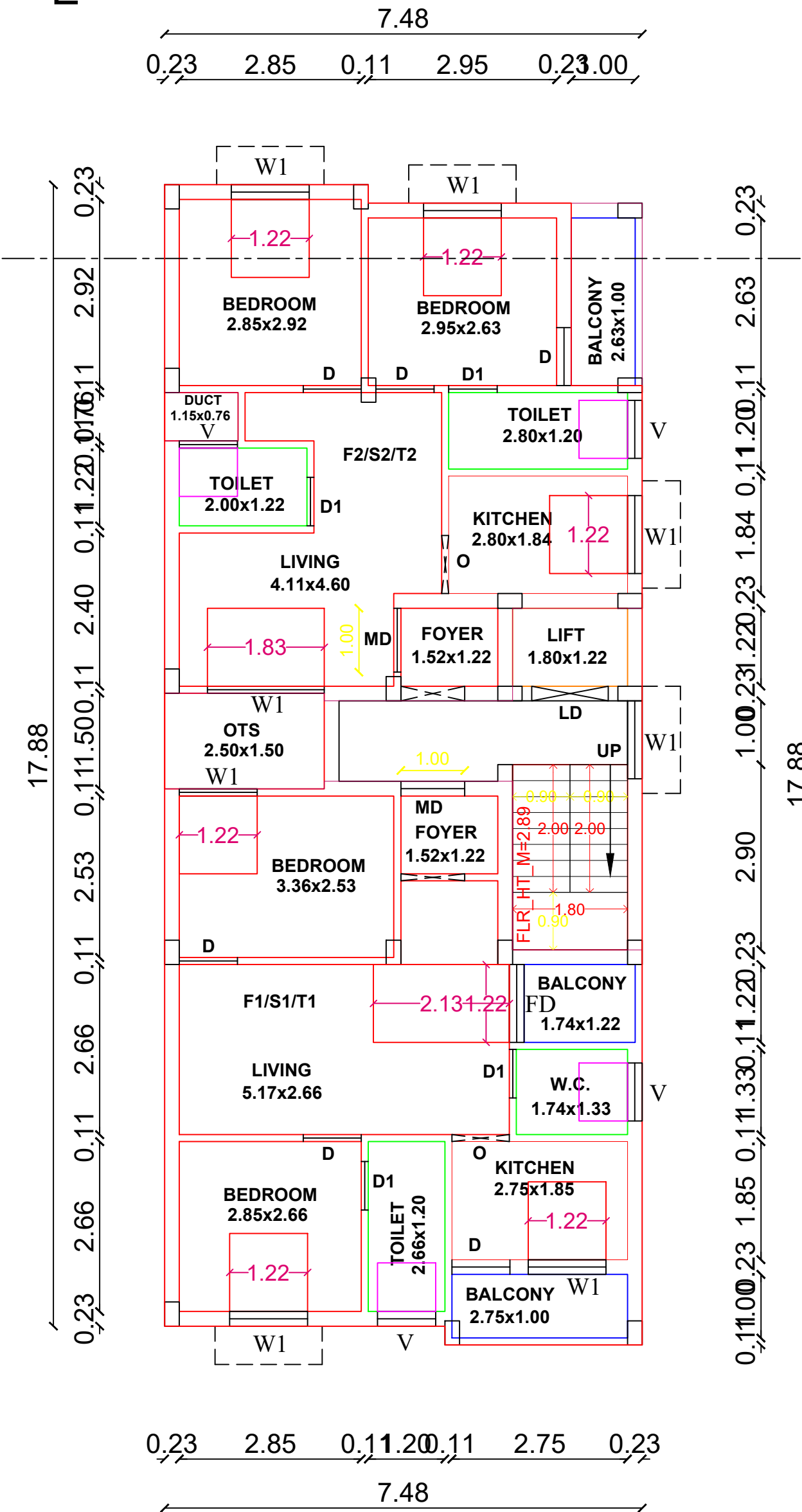


KEY PLAN (N.T.S.)

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

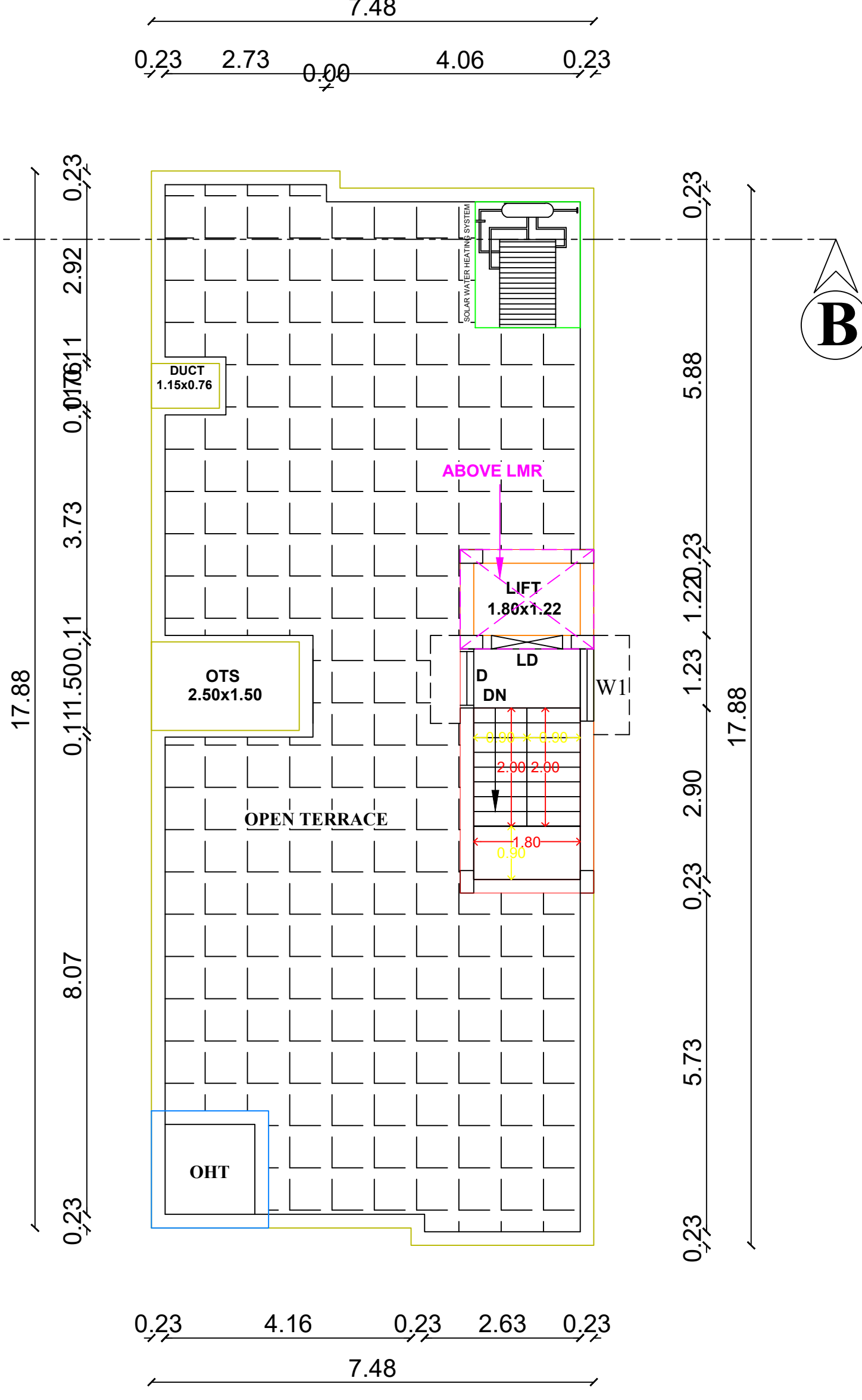


SITE CUM PRO. STILT FLOOR PLAN

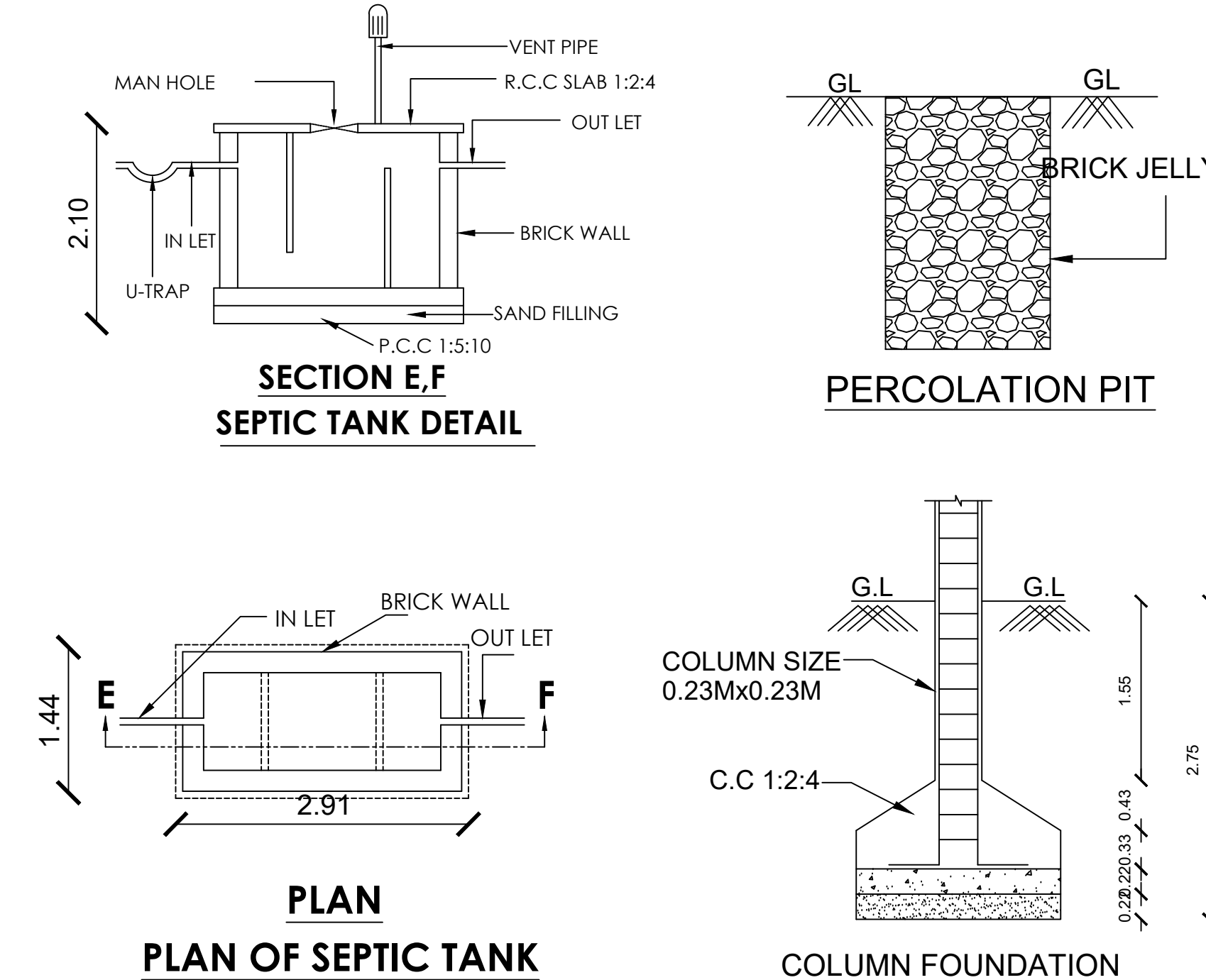


PRO. FIRST/SECOND/THIRD FLOOR PLAN (TYPICAL)

TYPICAL_FLOOR_PLAN=1,2,3

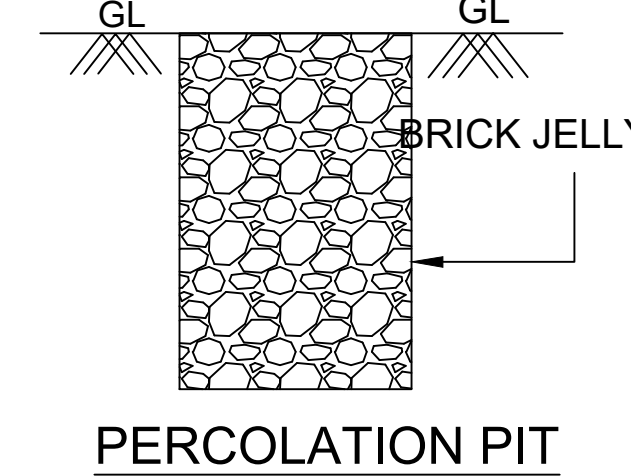


PRO.. TERRACE FLOOR PLAN

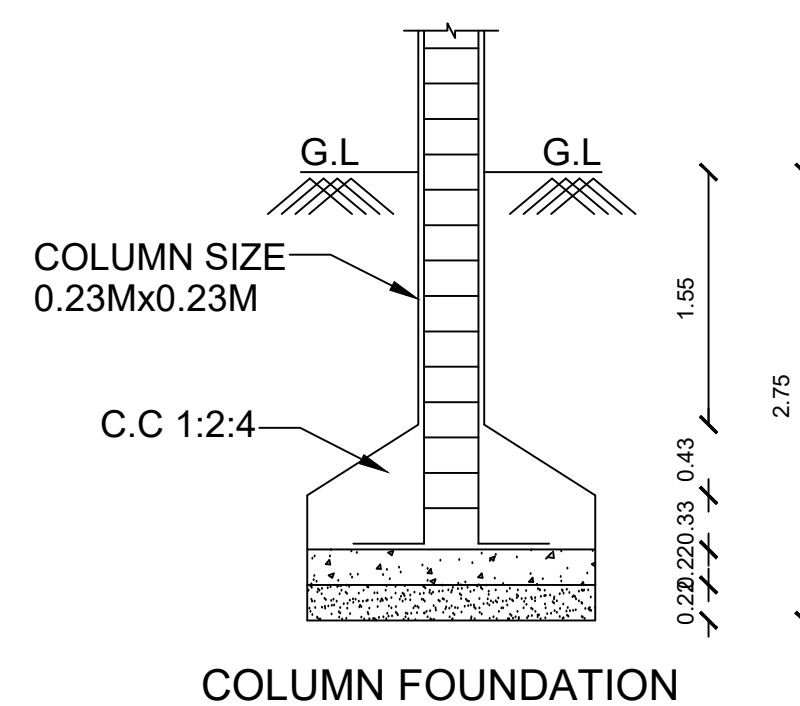


SECTION E.F. SEPTIC TANK DETAIL

PLAN OF SEPTIC TANK



PERCOLATION PIT



COLUMN FOUNDATION

LAYOUT APPROVAL DETAILS

PLANNING PERMIT NO: 15713

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

VIDE LETTER NO: LAYOUT-1/0252/2023

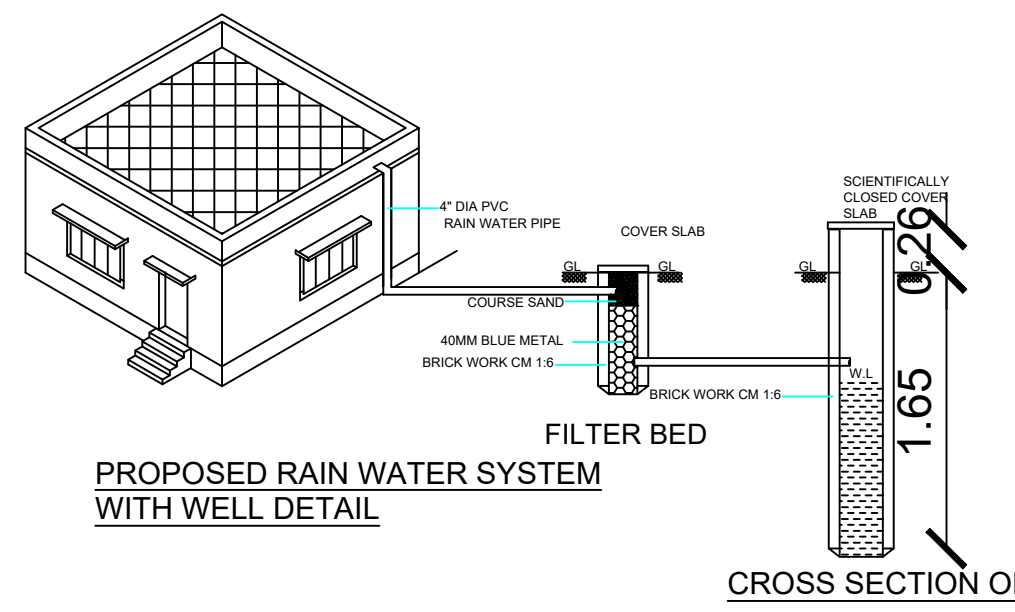
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KUNDRATHUR MUNICIPALITY

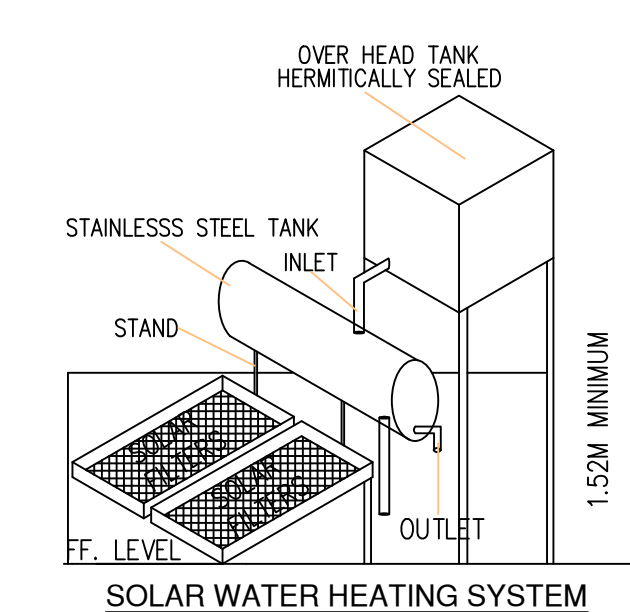
APPROVAL DETAILS

L.A. NO: 2/2024-25

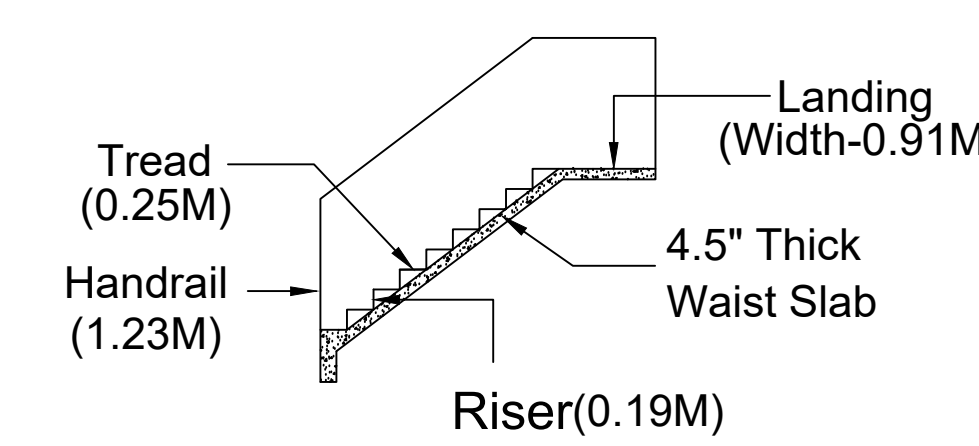
D.DIS.NO: 4670/2023, DATED: 02-05-2024



PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL



SOLAR WATER HEATING SYSTEM



STAIRCASE DETAIL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO: 1, "MP PETALS", MANIKANDAN NAGAR EXTENSION, COMPRISED IN OLD S.NO: 509/1C ,PATTÀ NO:15707, AS PER PATTÀ 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
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD / UPVC / ALUMINIUM GLAZED WINDOWS
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

AREA STATEMENT	SQ.M
PLOT AREA (As Per Document)	189.89
Super Imposed Plot Boundary	189.47
FSI AREA	
PRO.. FIRST FLOOR AREA	125.60
PRO.. SECOND FLOOR AREA	125.60
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
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
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

Partner

OWNER:

S. SATHISH KUMAR, M.E.,
CONSULTING CIVIL ENGINEER & CONTRACTORS
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
PALLAVAPURAM, ANAKAPUTHUR
TAMBARAM, PANMALI, MARAIMALAI NAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION, RE30537200
"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
RGN NO: RE305372020

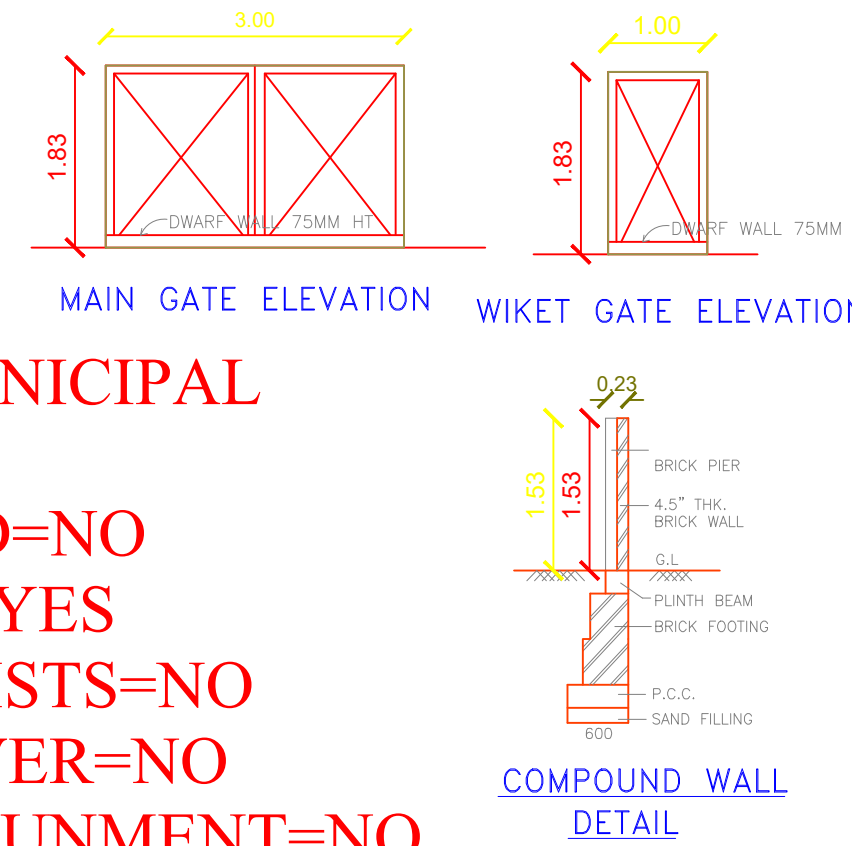
REGISTERED ENGINEER

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



PLAN INFO
PATTÀ_NO=15707
TALUK=KUNDRATHUR
PLOT_NO=2
DISTRICT=KANCHEEPURAM
SINGLE_FAMILY_BLDG=NO
CRZ=NO
PLOT_AREA_M2=189.47
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FMB_OR_PLR=189.89
AS_PER_DOCUMENT=189.89
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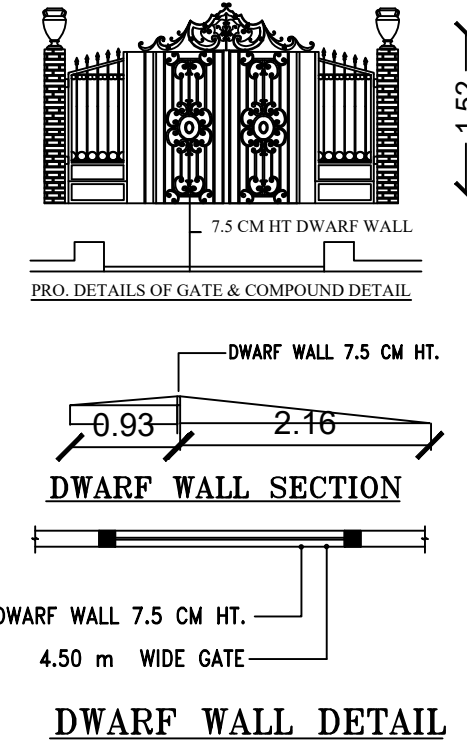
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JURISDICTION_TYPE=MUNICIPAL
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMENT=NO
SURVEY_NO=S.NO: 509/1C1G1C & 509/1C1G1A
LAND_USE_ZONE=PRIMARY RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MOUNMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



MAIN GATE ELEVATION

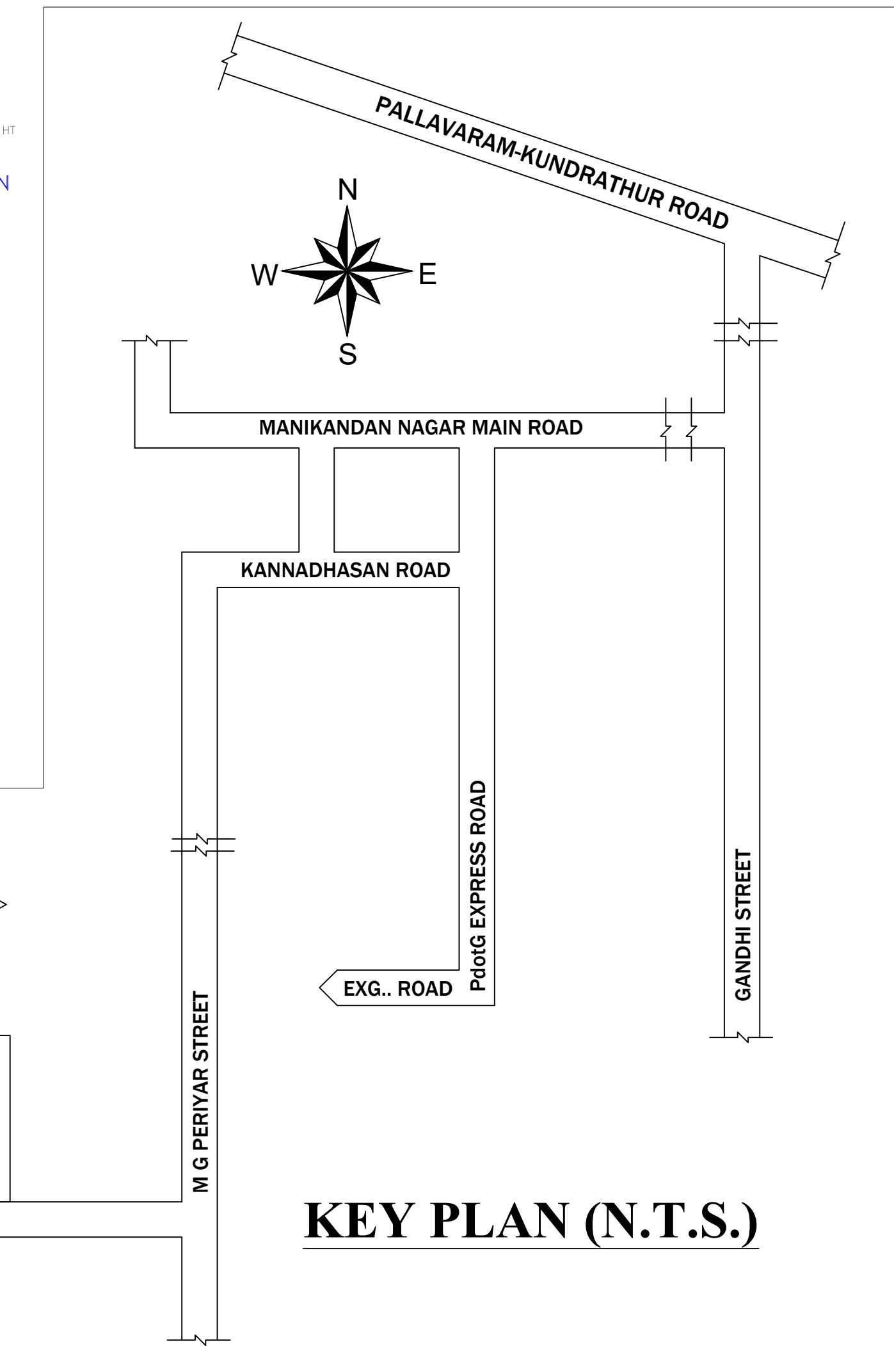
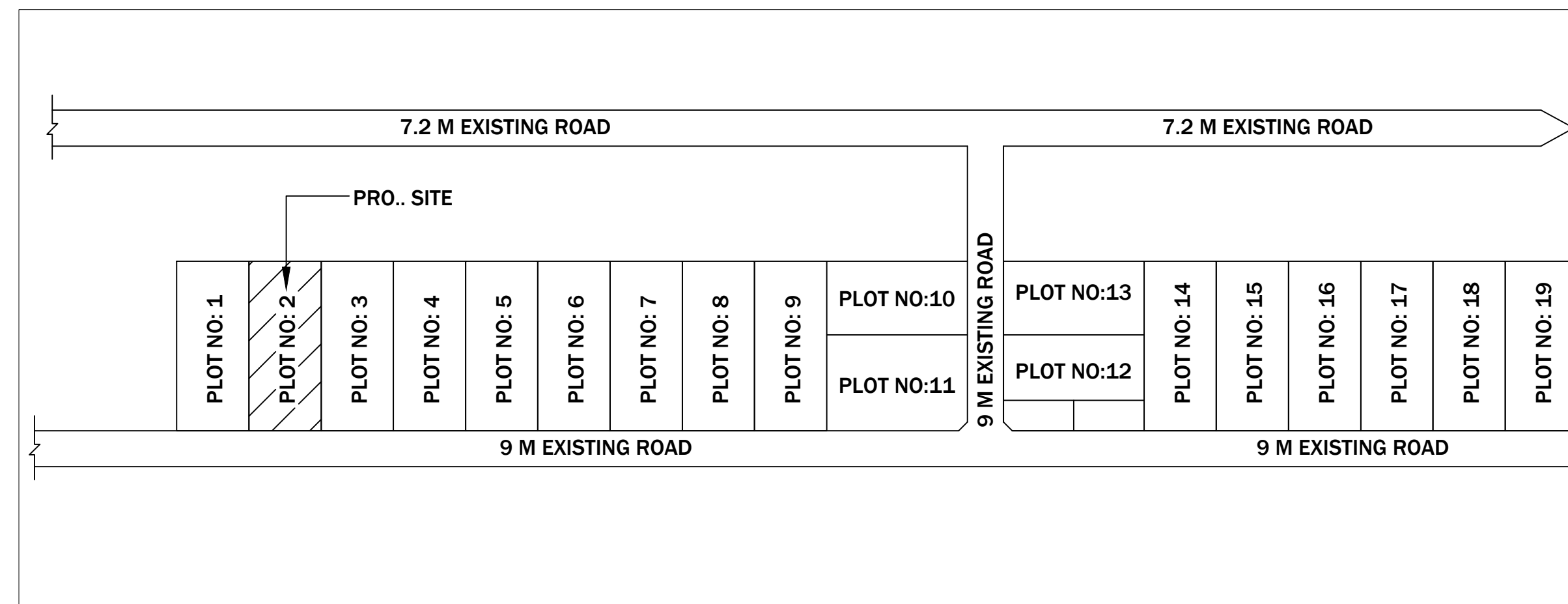
WICKET GATE ELEVATION

COMPOUND WALL DETAIL



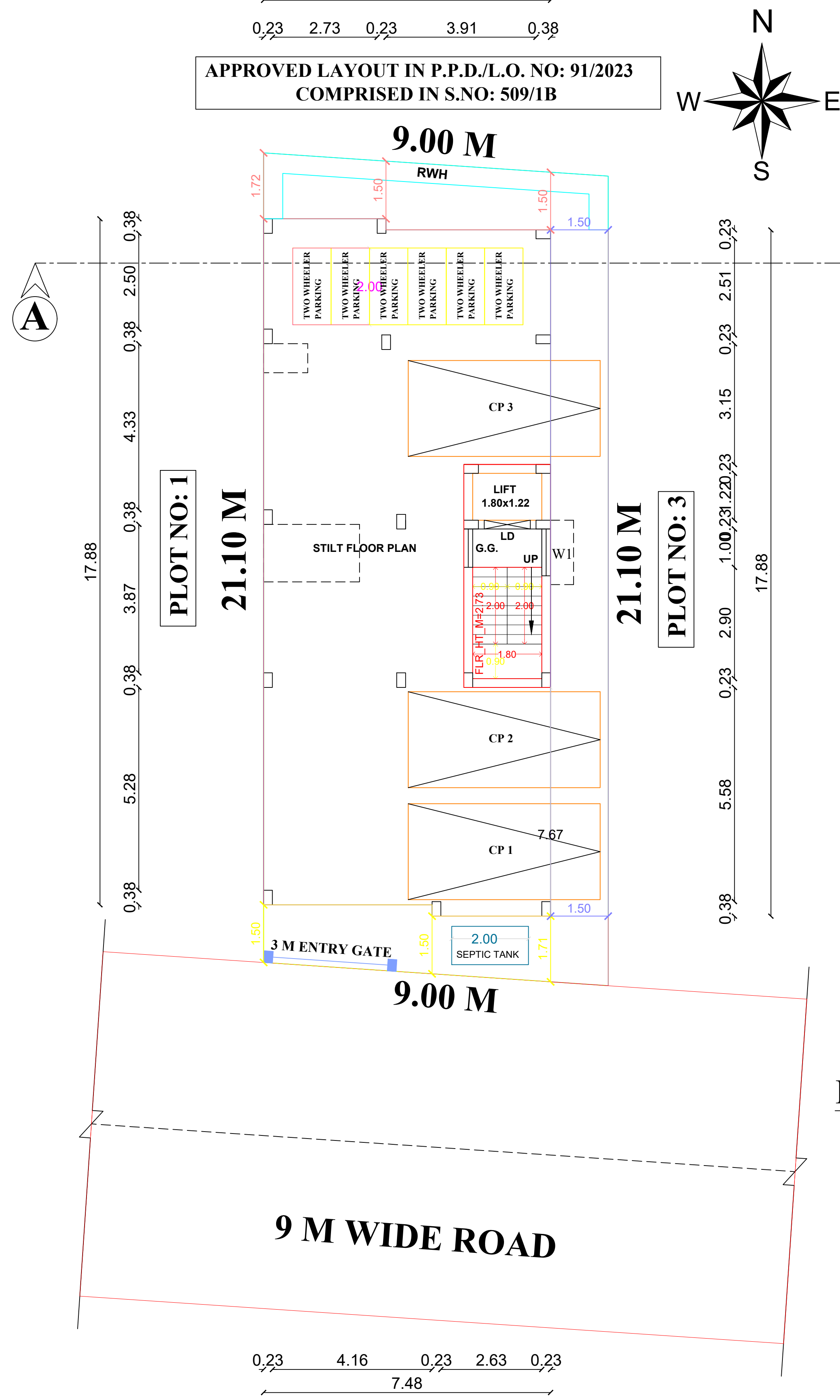
DWARF WALL SECTION

DWARF WALL DETAIL

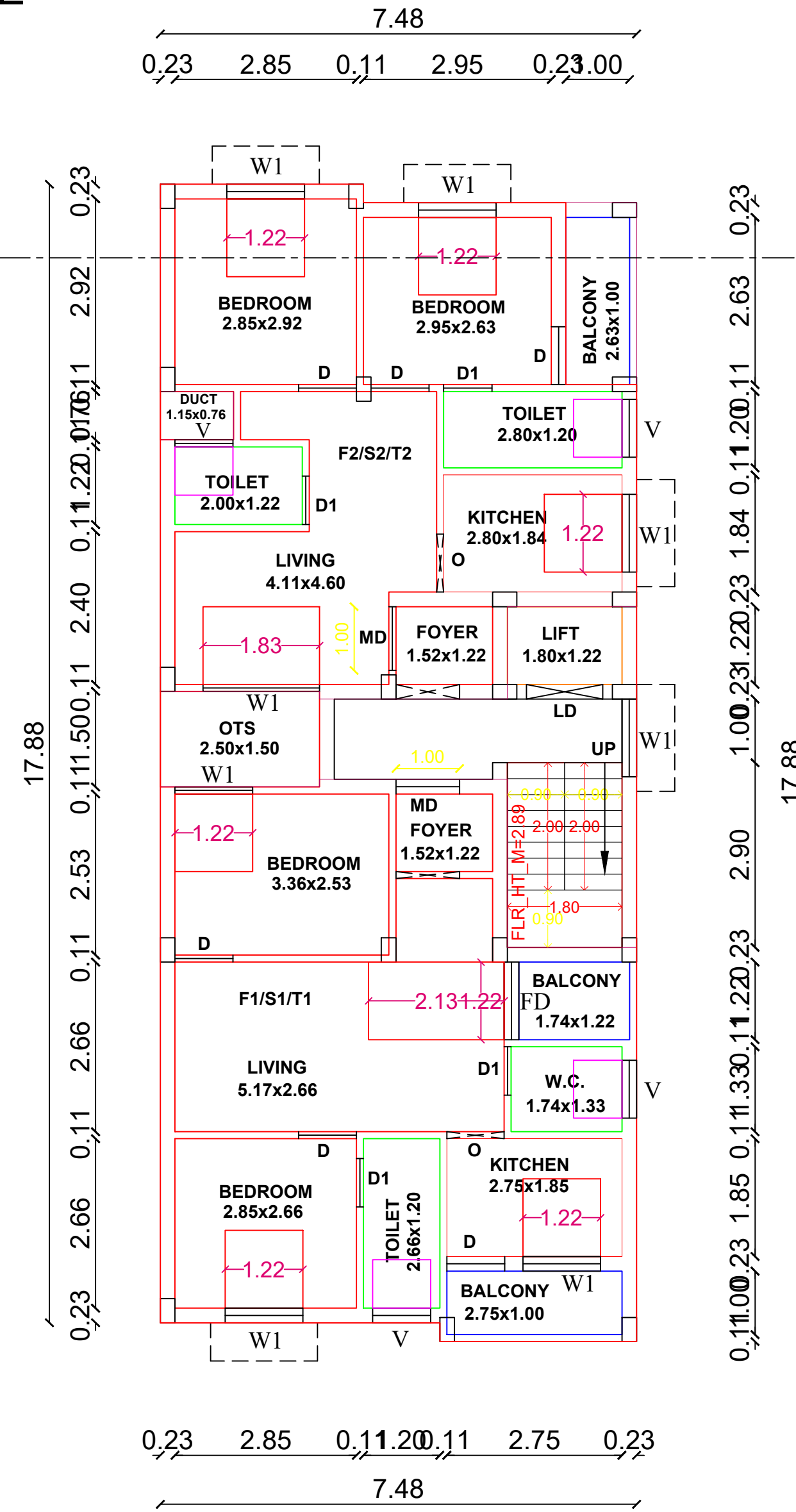


KEY PLAN (N.T.S.)

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

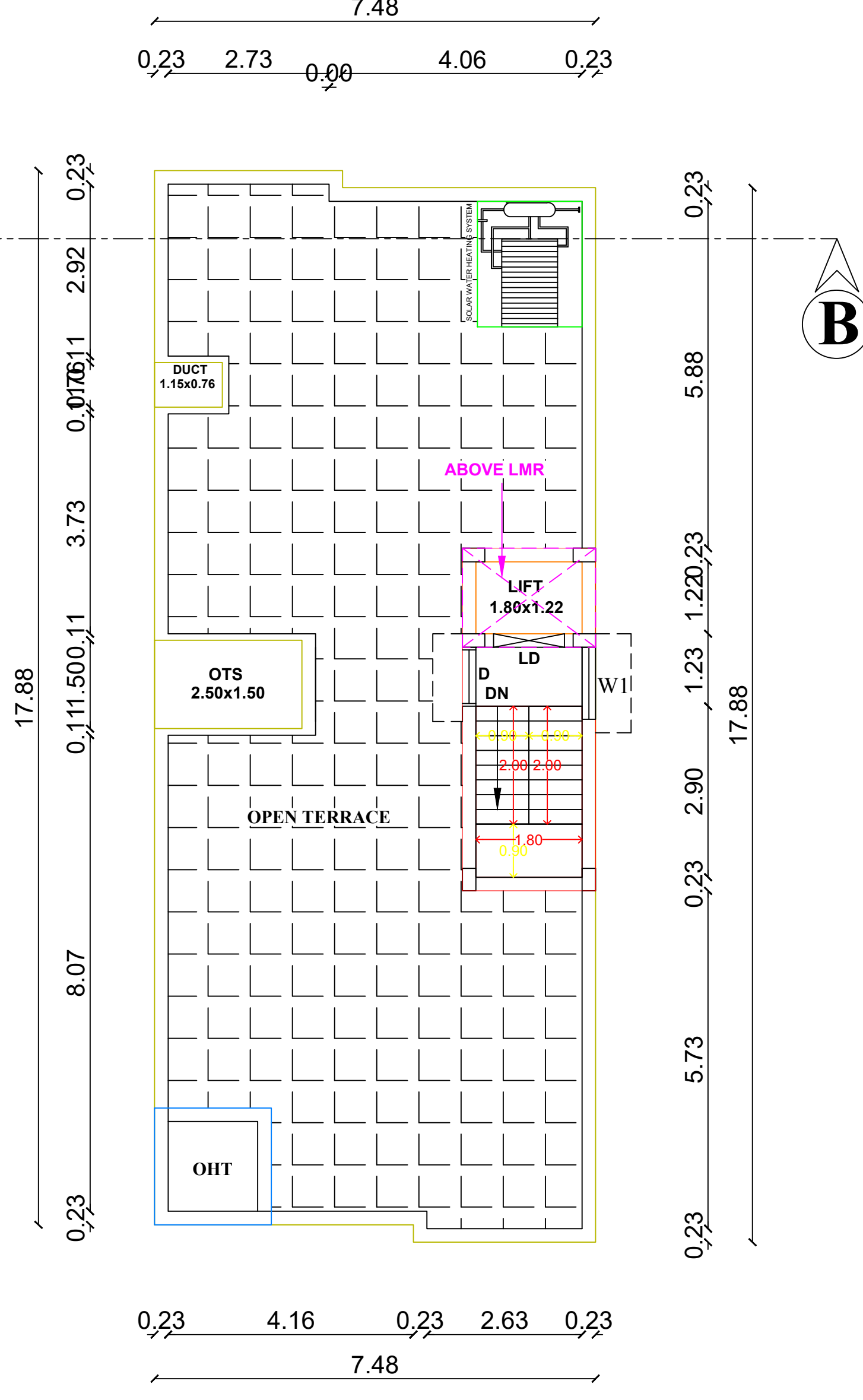


SITE CUM PRO. STILT FLOOR PLAN

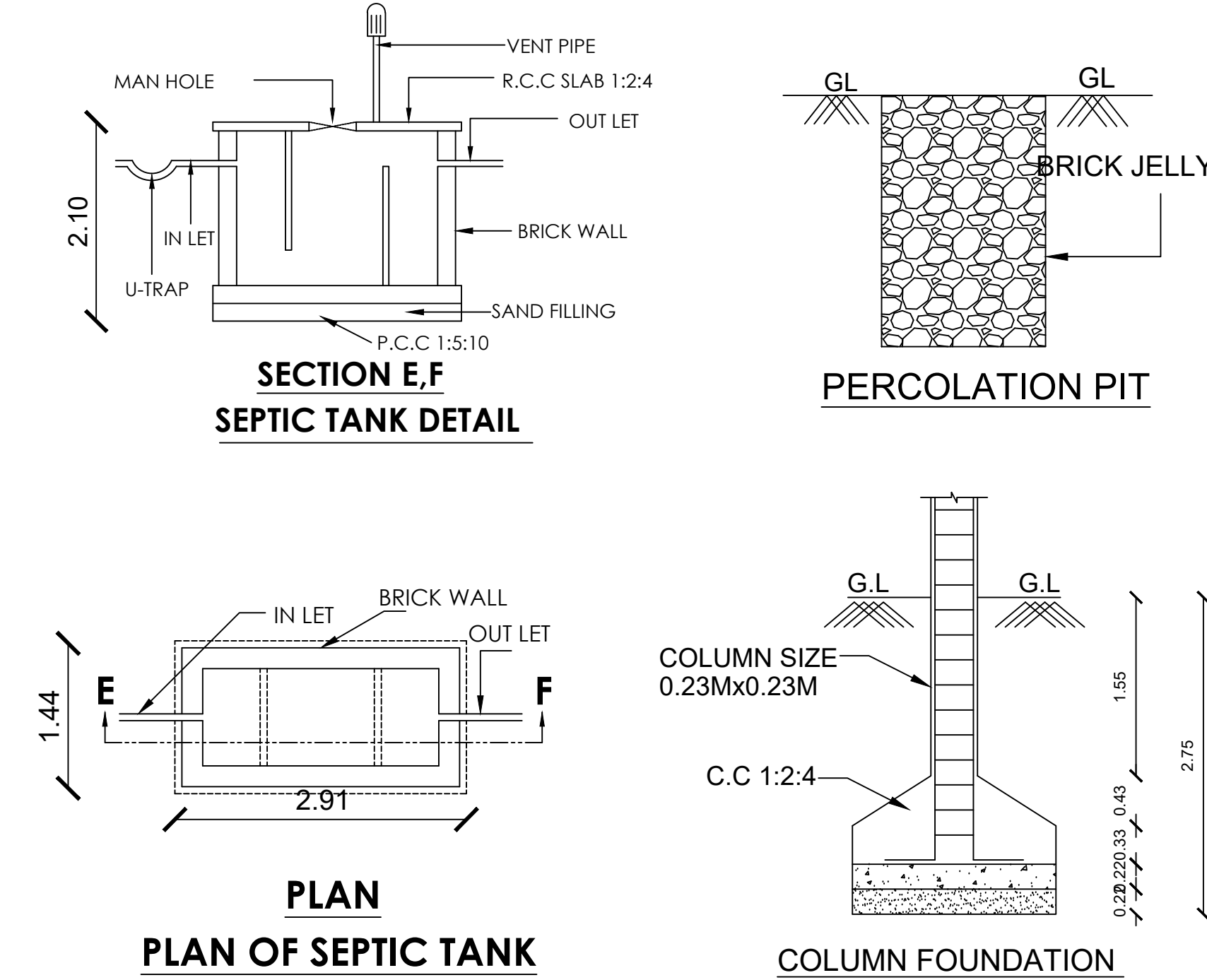


PRO. FIRST/SECOND/THIRD FLOOR PLAN (TYPICAL)

TYPICAL_FLOOR_PLAN=1,2,3



PRO.. TERRACE FLOOR PLAN



SECTION E,F SEPTIC TANK DETAIL

PLAN OF SEPTIC TANK

PERCOLATION PIT

COLUMN FOUNDATION

LAYOUT APPROVAL DETAILS

PLANNING PERMIT NO: 15713

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

VIDE LETTER NO: LAYOUT-1/0252/2023

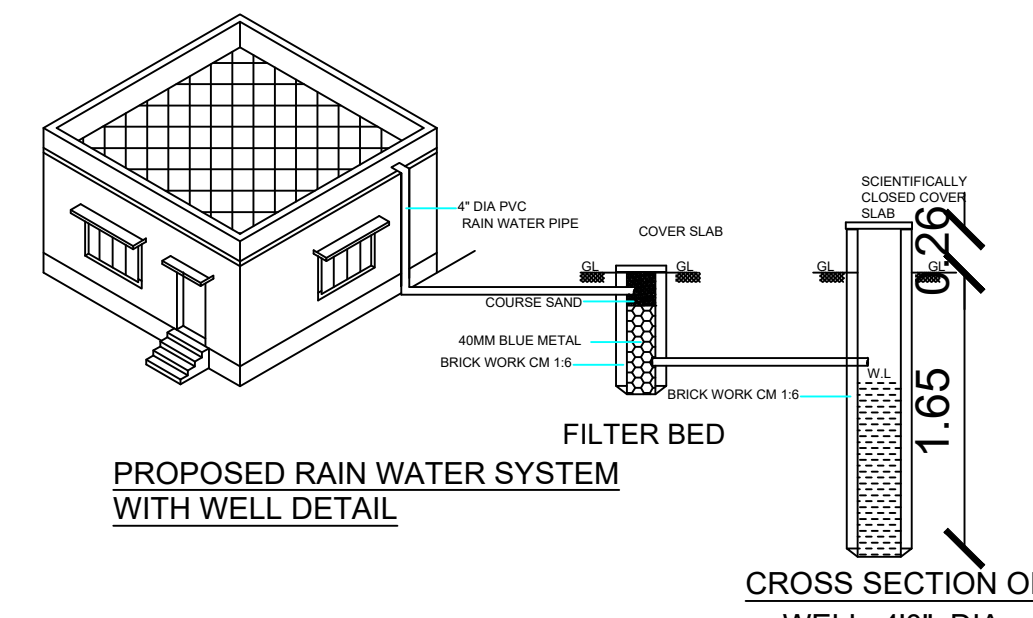
DATED: 19/12/2023

KUNDRATHUR MUNICIPALITY

APPROVAL DETAILS

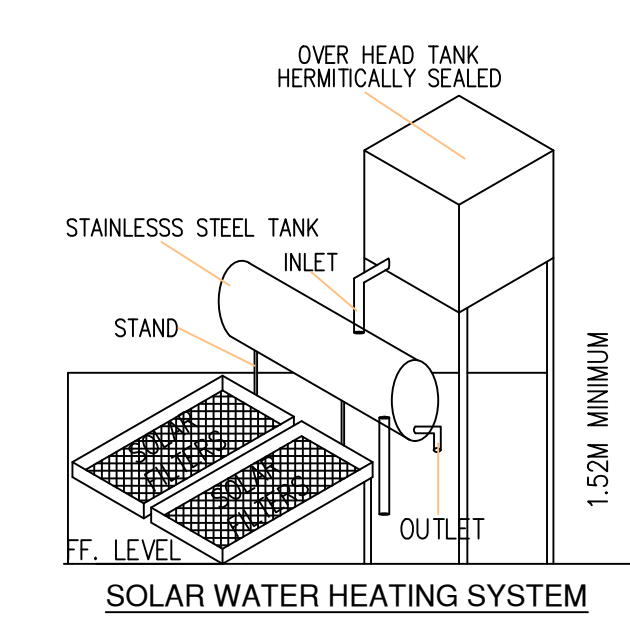
L.A. NO: 2/2024-25

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

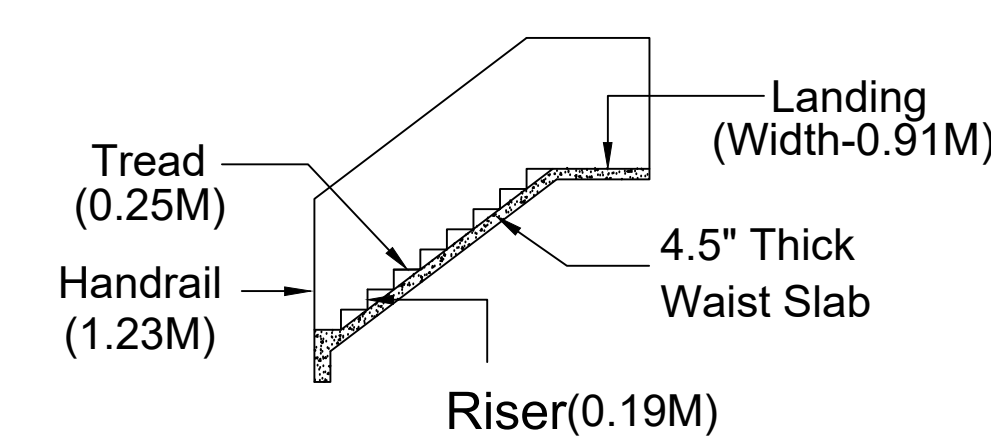


PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

CROSS SECTION OF WELL 40" DIA



SOLAR WATER HEATING SYSTEM



STAIRCASE DETAIL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO: 2, "MP PETALS", MANIKANDAN NAGAR EXTENSION, COMPRISED IN OLD S.NO: 509/1C, PATTÀ NO:15707, AS PER PATTÀ 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:

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9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

ALL DIMENSIONS ARE IN METER

AREA STATEMENT	SQ.M
PLOT AREA (As Per Document)	189.89
Super Imposed Plot Boundary	189.47
FSI AREA	
PRO.. FIRST FLOOR AREA	125.60
PRO.. SECOND FLOOR AREA	125.60
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
MD	MAIN DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
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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

Partner

OWNER:

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CONSULTING CIVIL ENGINEER & CONTRACTORS
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
PALLAVAPURAM, ANAKAPUTHUR
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GREATER CHENNAI CORPORATION, RE30537200
"THILAGAM CONSTRUCTION & PLANNERS"
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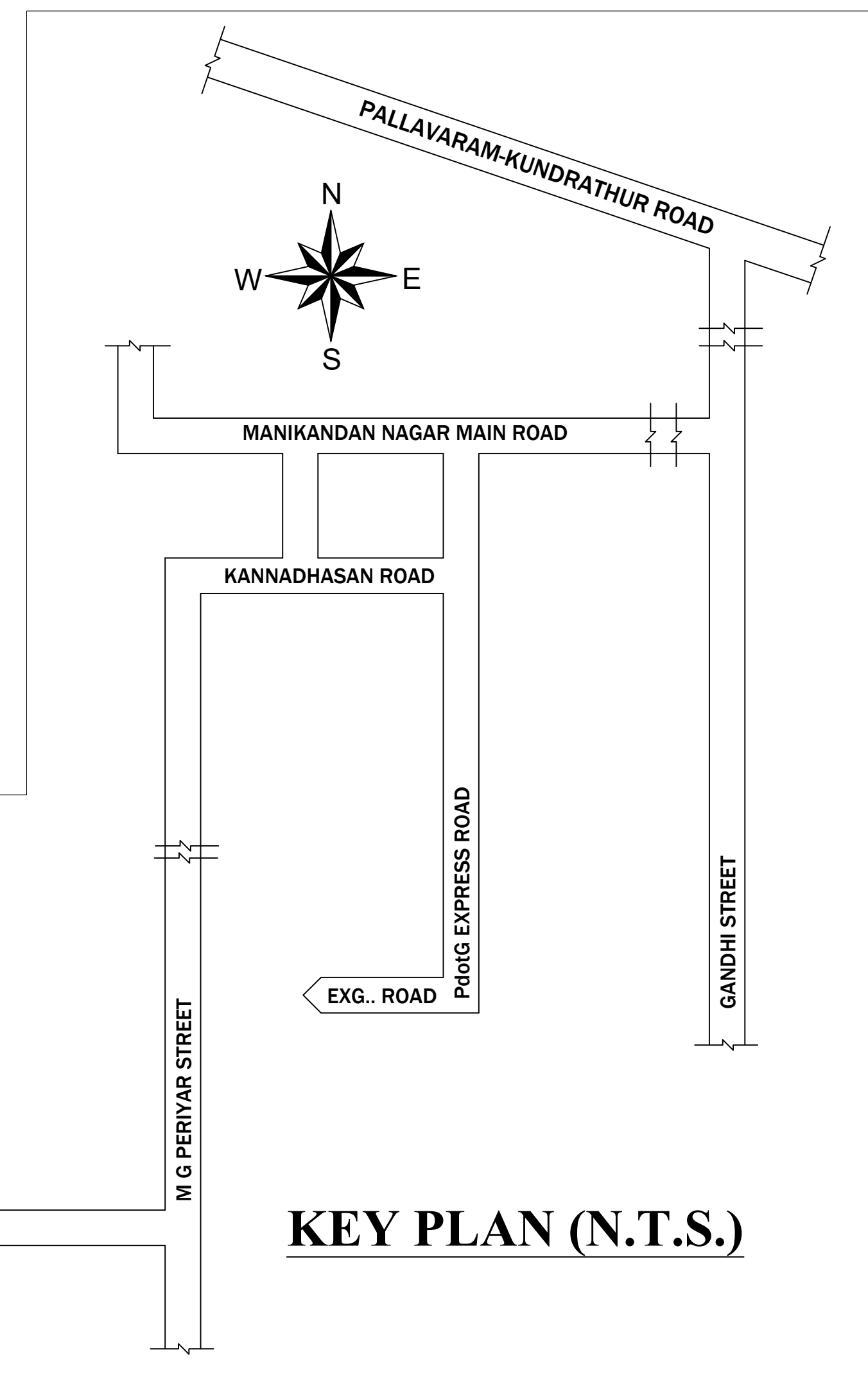
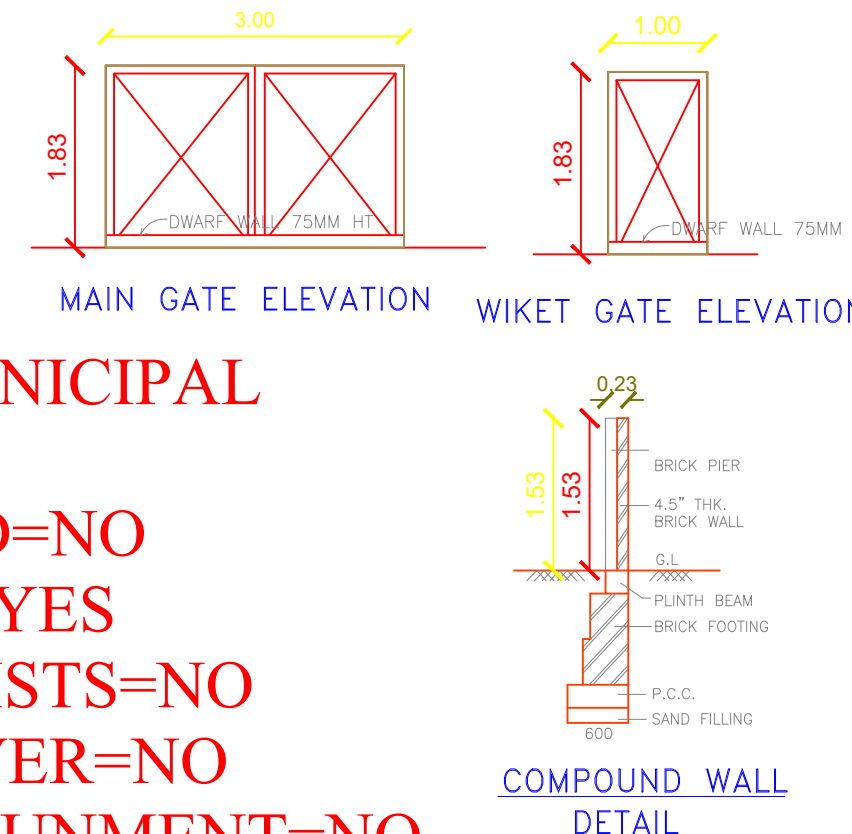
REGISTERED ENGINEER

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

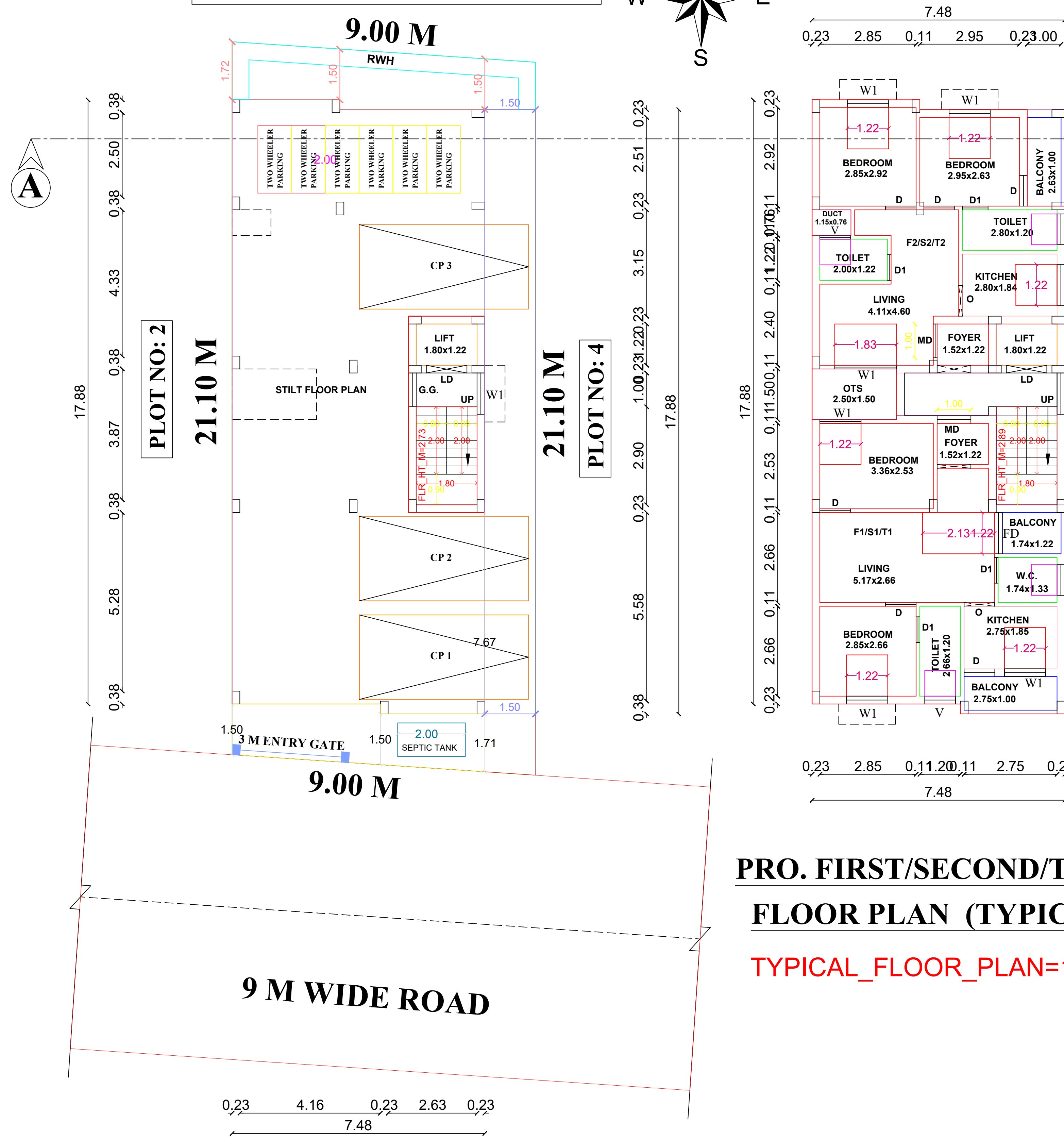


PLAN INFO
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PLOT_NO=3
DISTRICT=KANCHEEPURAM
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CRZ=NO
PLOT_AREA_M2=189.47
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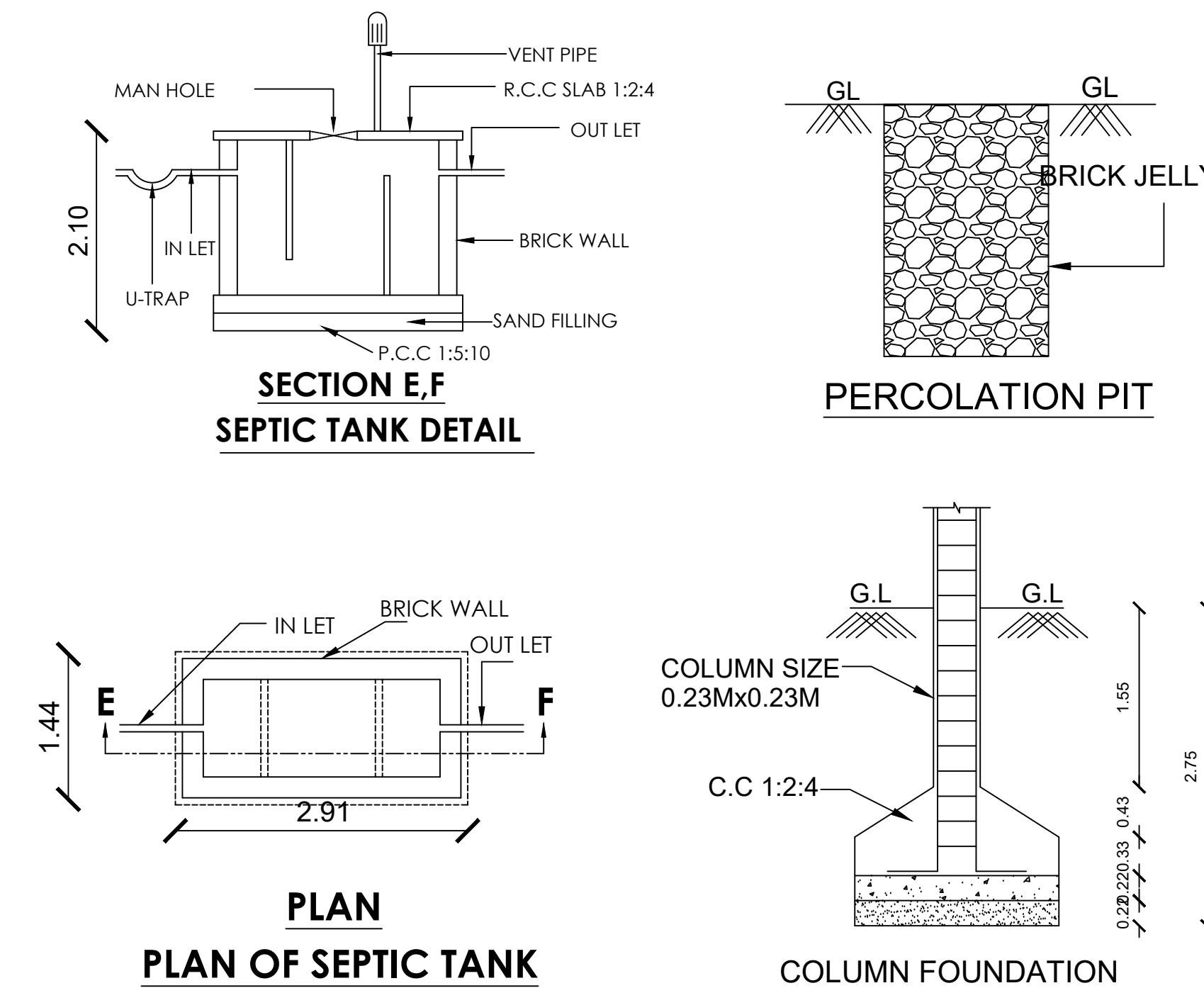
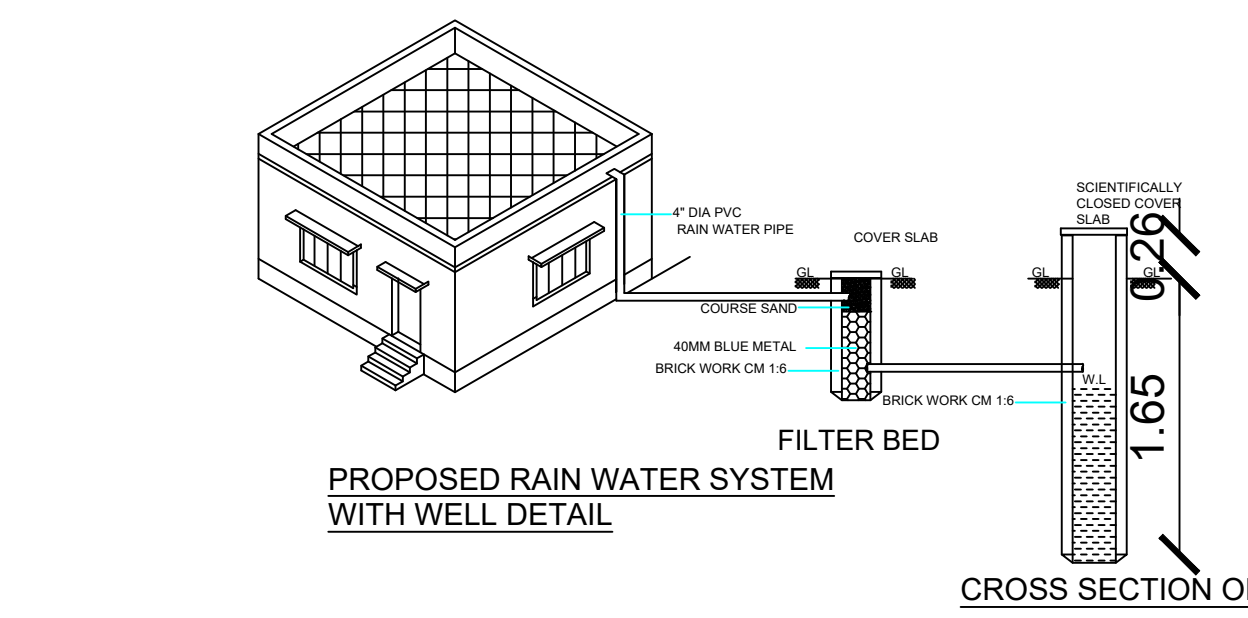


APPROVED LAYOUT IN P.P.D./L.O. NO: 91/2023
COMPRISED IN S.NO: 509/1B



PRO. FIRST/SECOND/THIRD
FLOOR PLAN (TYPICAL)
TYPICAL_FLOOR_PLAN=1,2,3

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L.A. NO: 2/2024-25

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO: 3, "MP PETALS", MANIKANDAN NAGAR EXTENSION, COMPRISED IN OLD S.NO: 509/1C, PATTÀ NO:15707, AS PER PATTÀ S.NO: 509/1C1G1C AND 509/1C1G1A, OF KUNDRATHUR "B" VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

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

For MP DEVELOPERS

Partner

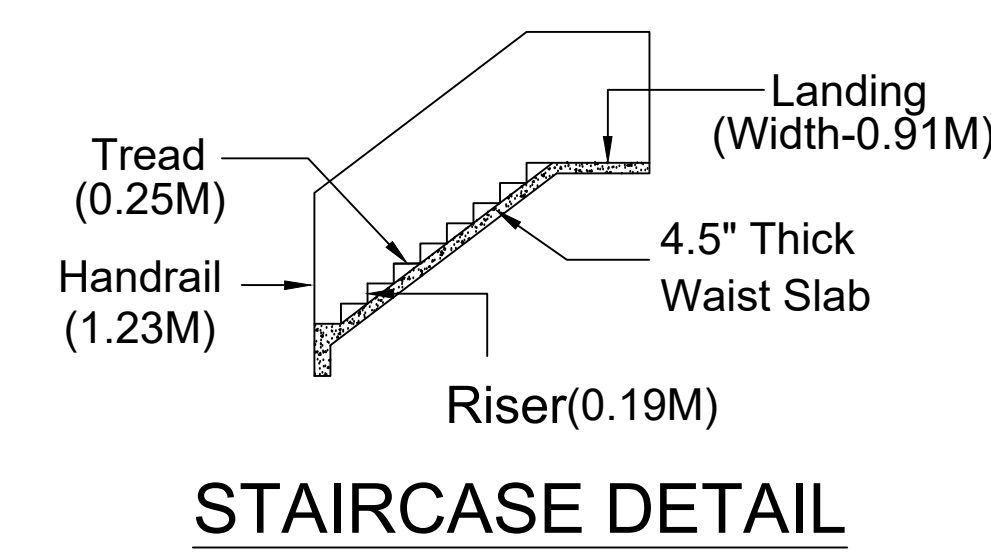
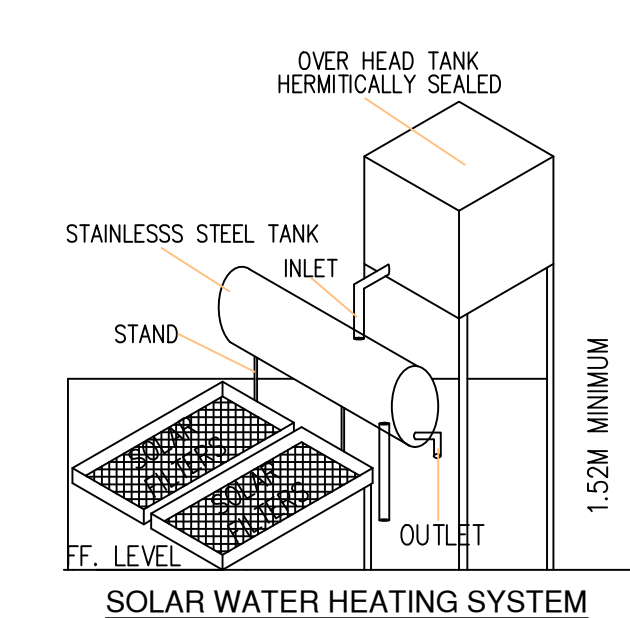
OWNER:

S. SATHISH KUMAR, M.E.,
CONSULTING CIVIL ENGINEER & CONTRACTORS
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
PALLAVAPURAM, ANAKAPUTHUR
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GREATER CHENNAI CORPORATION, RE30537200
"THILAGAM CONSTRUCTION & PLANNERS"
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Cell: 99417 21078, 8610758689
E-Mail: sathish.mscc@gmail.com

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

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





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



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

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

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