Verified RealEstate™

REFERENCE
59/2025-26

ISSUED
13 February 2026

PP APPROVAL RECORD

Planning Permission

Survey 1395E

Thaiyur

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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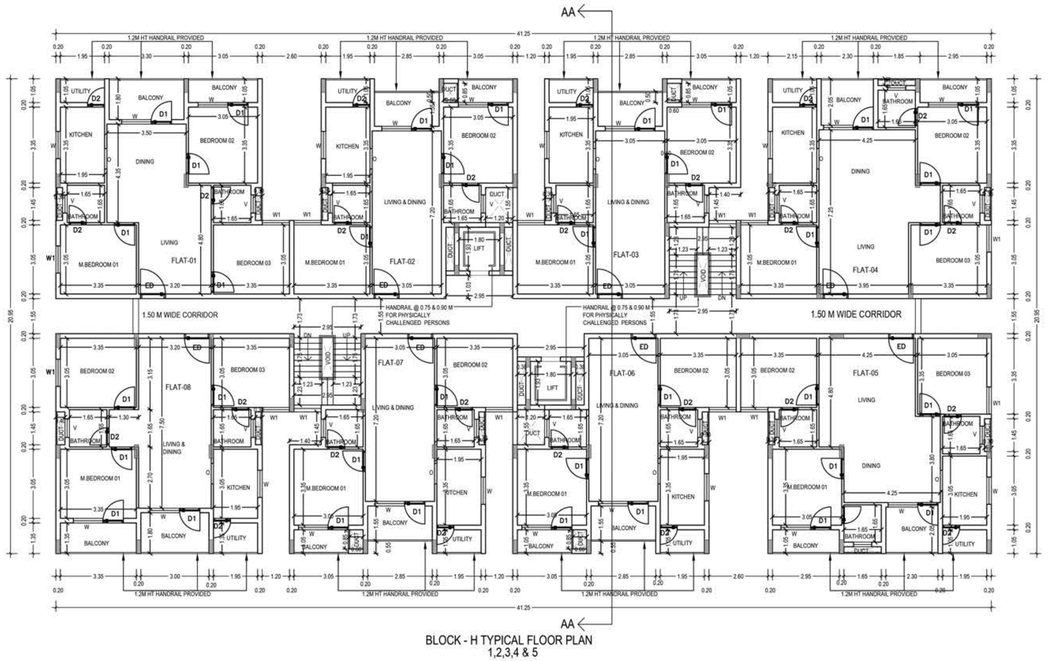
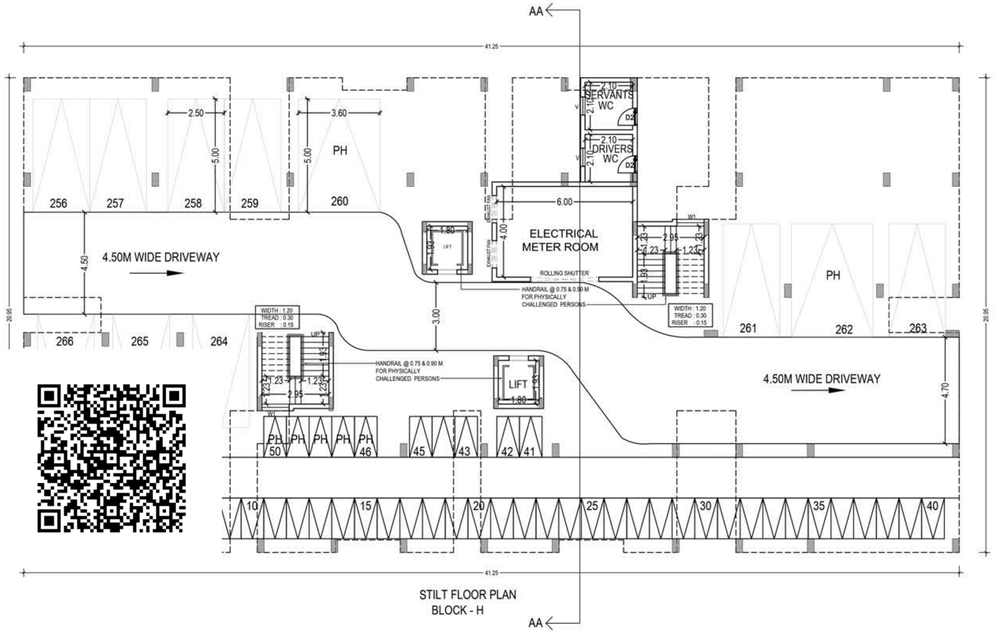
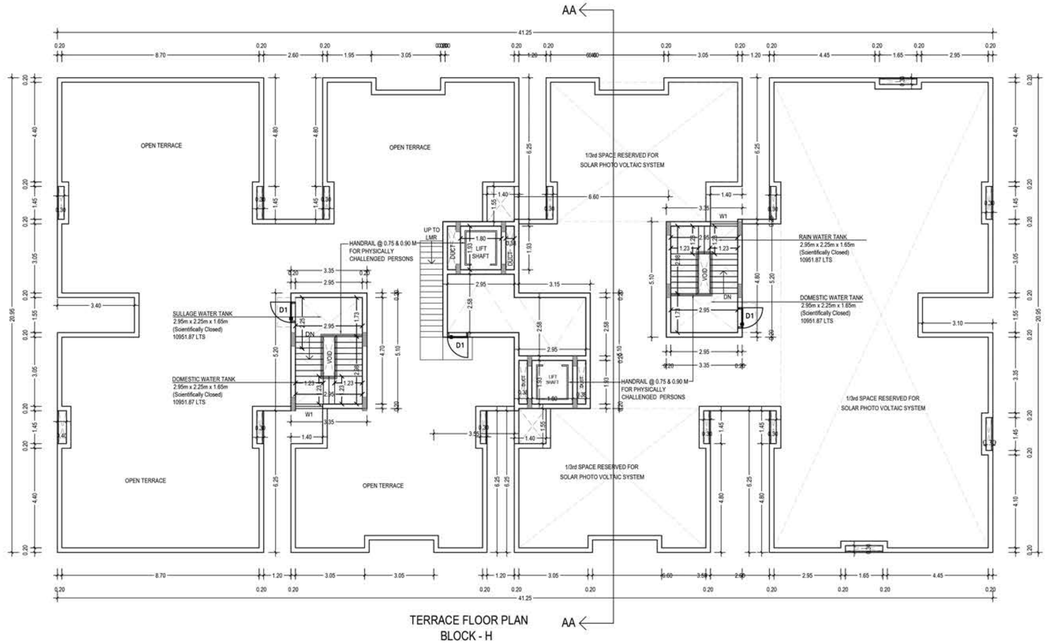


BLOCK - H TYPICAL FLOOR PLAN
1,2,3,4 & 5



STILT FLOOR PLAN
BLOCK - H



TERRACE FLOOR PLAN
BLOCK - H

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF BLOCK - H,I,J & K STILT + 4 FLOORS (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 160 DWELLING UNITS AT THAIYUR VILLAGE B, KELAMBAKKAM, CHENNAI - 603103.
COMPRISED IN S.NO.1395E/1C1A(PT),1C2A, (1C1C AND 1C2C OSR ALREADY HANDED OVER TO LOCAL BODY) OF THAIYUR VILLAGE B, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

O.S.R. to be Gifted to Thaiyur Panchayat,
Doc. No: 4461/2011, dt: 13.05.2011

Earlier Approval Details:

Revised for Block- D
Planning Permit : 83/2024
Dated . 27.09.2024
Blocks- A,B,C,D,E,F,G and Club house
Planning Permit : 24/2011 (1 TO 13)
Dated . 17.06.2011

ONLINE FILE NO: SWP/BPA/484060/2025/TCP

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (M)
ED	Entrance Door	1.10 x 2.10
D1	Door	0.90 x 2.40
D2	Door	0.80 x 2.40
W	Window	1.30 x 1.45
W1	Window	1.20 x 1.45
V	Ventilator	0.80 x 1.00
V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

G.A. Elanthendhi, M.E., (Struct.), M.I.E., (Ind.), M.I.V., A.M.I.E., Structural Eng., Chartered Eng. (I), Approved Valuer
TN Govt. Registered Professional of CPWD (AR/Class-I)

Name of Block	H,I	H,I,J	C,D	D,E,F,G	H,I,J
Number of Floors	S+4	S+4	S+4	S+4	S+4
Proj. No.(1)	25/2024	26/2024	27/2024	28/2024	29/2024

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.,
Registered Architect-CA/2001/07696
Plot No.1, Ground Floor, 1st Main Road,
Ashok Nagar, Chennai - 600 083.
Mobile : 9840098425
E-mail : jamalmoideen@gmail.com

OWNER :

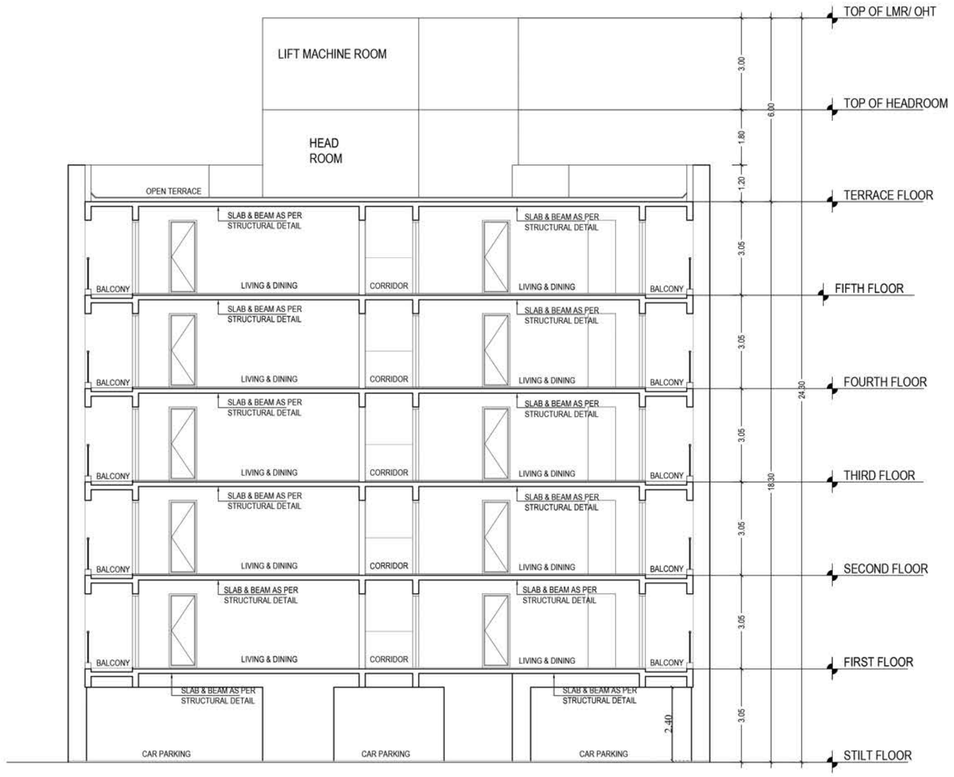
For M/S Shatapathi Estates Pvt.Ltd

Authorised Signatory

BLOCK -H FLOOR PLANS

SCALE: 1:100

SHEET NO: 2/9



SECTION - AA

BLOCK - H



FRONT ELEVATION

BLOCK - H

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SCHEDULE OF JOINERY

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V	Ventilator	0.80 x 1.00
V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

Ex.A. Ramkumar, M.E. (Struct. Eng.), (MIE), (MISTE), A.I.V., Structural Eng. Chartered Eng (I), Approved Valuer TN Govt. Registered Professional of STEP (IMSMA)
CIVIL TEC. Door No. 34, 1st Floor, Bagalur MODU Road, Thirdi Phase III, Near TNHB Office, Bagalur Road, Hosur - 635 109.
Cell: 95243 20202, 94899 84410

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07696
New No : 15, 54th Street,
Ashok Nagar, Chennai - 600 083.
Mobile : 9840085425
E-mail : rjarchitects@gmail.com

OWNER :

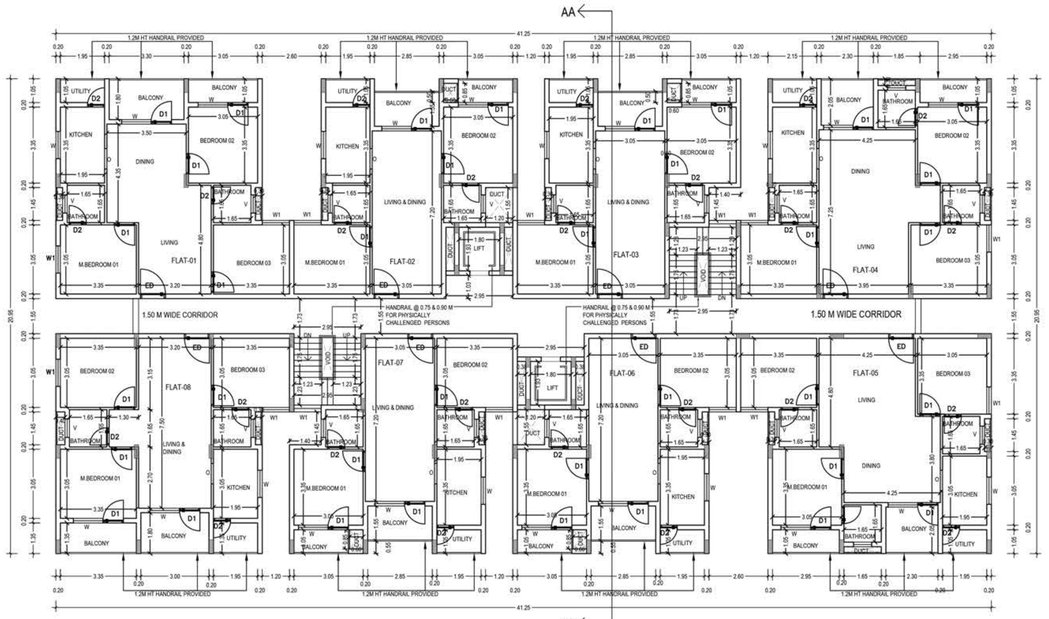
For M/S Shatapatri Estates Pvt.Ltd

Authorised Signatory

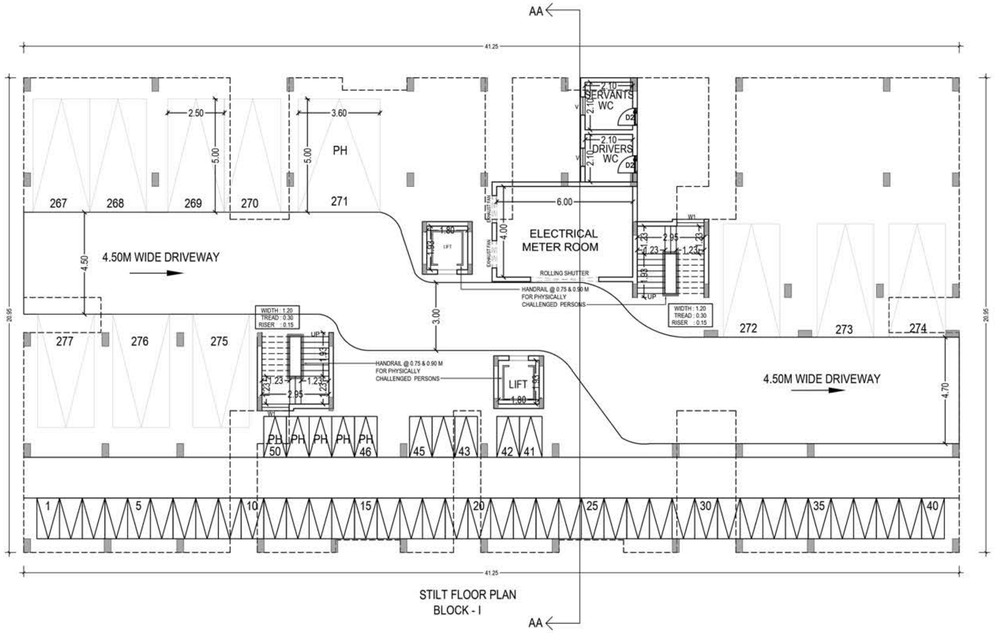
BLOCK - H ELEVATION AND SECTION

SCALE: 1:100

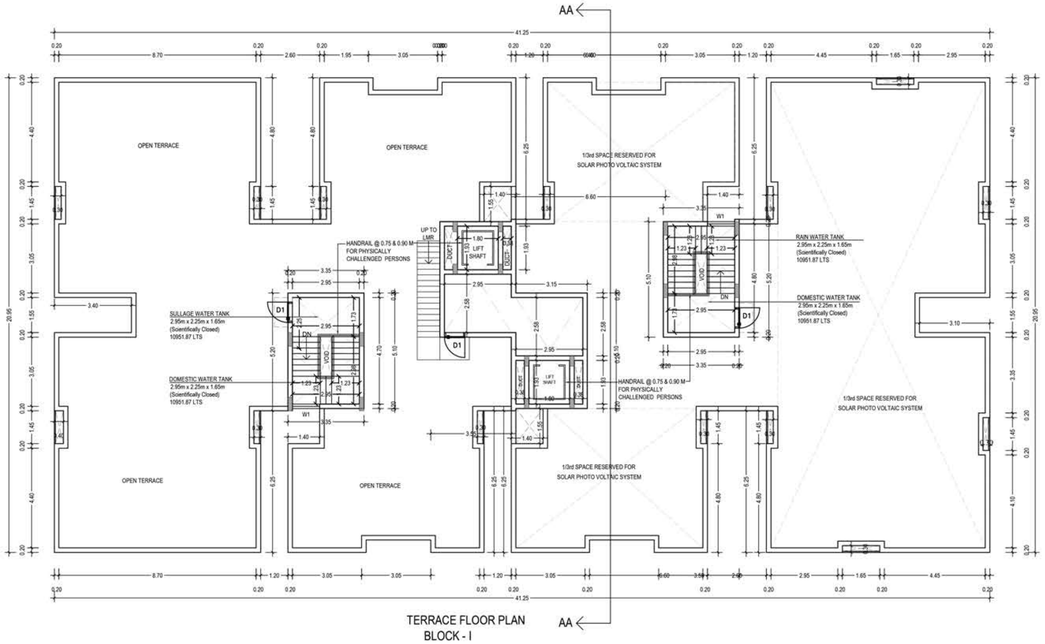
SHEET NO: 3/9



BLOCK - I TYPICAL FLOOR PLAN
1,2,3,4 & 5



STILT FLOOR PLAN
BLOCK - I



TERRACE FLOOR PLAN
BLOCK - I

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V	Ventilator	0.80 x 1.00
V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

S.S. Structural Consultants
Regd. No. 1/1, Sathiyamoorthy Nagar, Kilpauk, Chennai - 600 010.
Phone : 2642 1212, 2642 1313
Mobile : 98400 22212, 98400 22213
E-mail : sssconsultants@gmail.com

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.,
Proprietor, Jamal Associates
New No. 13, 54th Street,
Ashok Nagar, Chennai-600 083.
Phone : 2372 1212, 2372 1313
E-mail : jamalarch@gmail.com

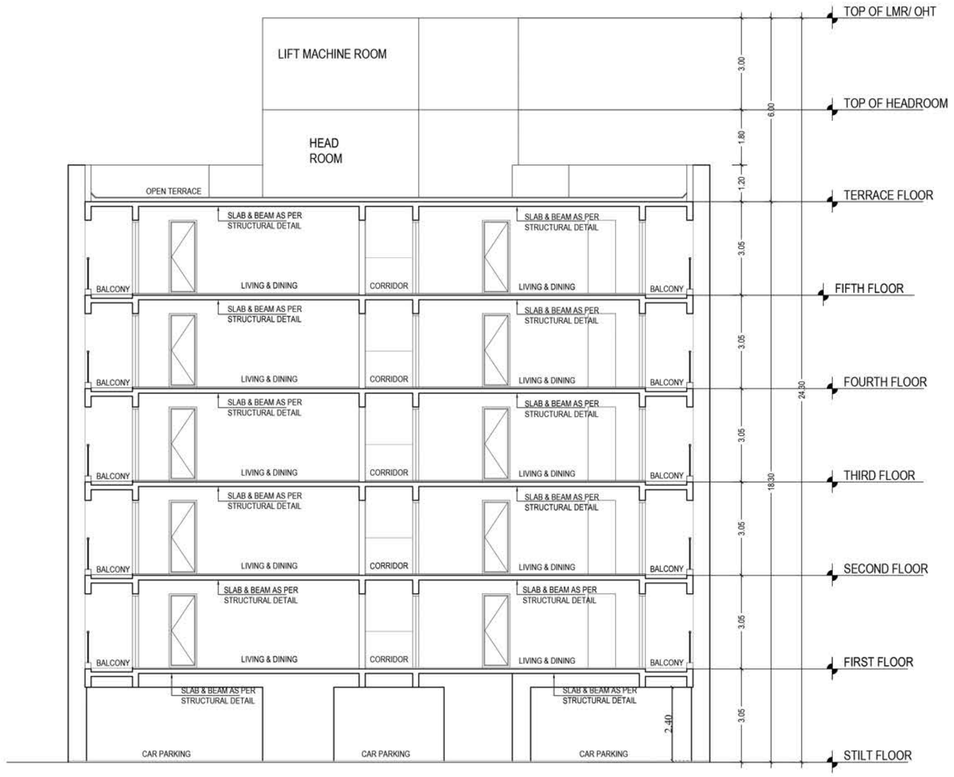
OWNER :

For M/S Shatapathi Estates Pvt.Ltd.
Authorised Signatory

BLOCK - I FLOOR PLANS

SCALE: 1:100

SHEET NO: 4/9



SECTION - AA

BLOCK - I



FRONT ELEVATION

BLOCK - I

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Dated . 17.06.2011

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SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (M)
ED	Entrance Door	1.10 x 2.10
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V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07690
New No : 15, 54th Street,
Ashok Nagar, Chennai- 600 083.
Mobile : 9840098425
E-mail: cjarchitects@gmail.com

OWNER :

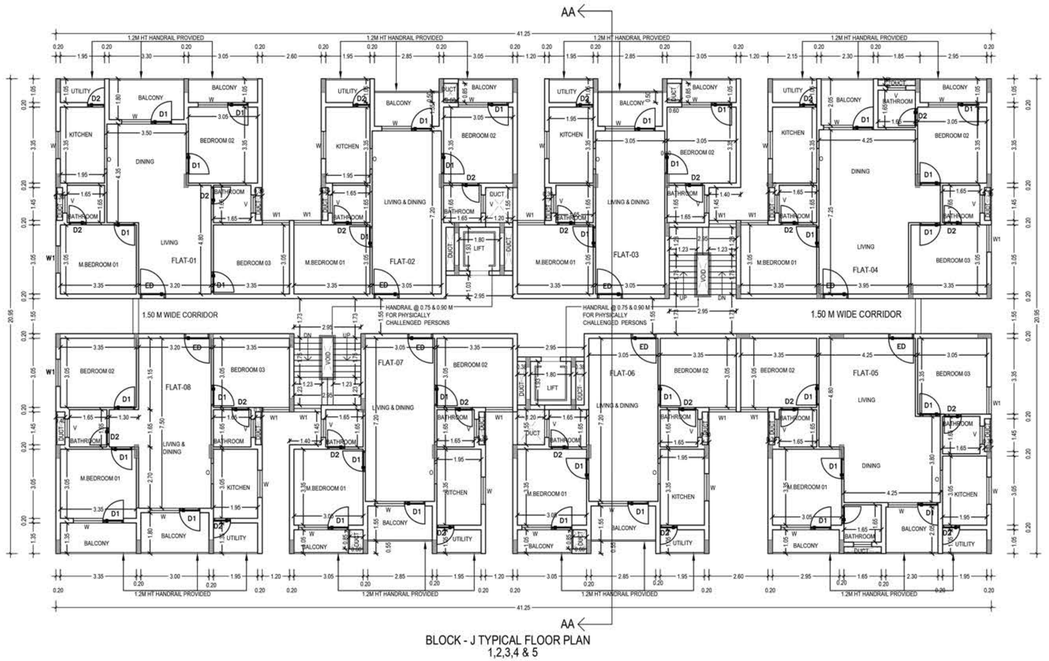
For M/S Shatapathi Estates Pvt.Ltd

Authorised Signatory

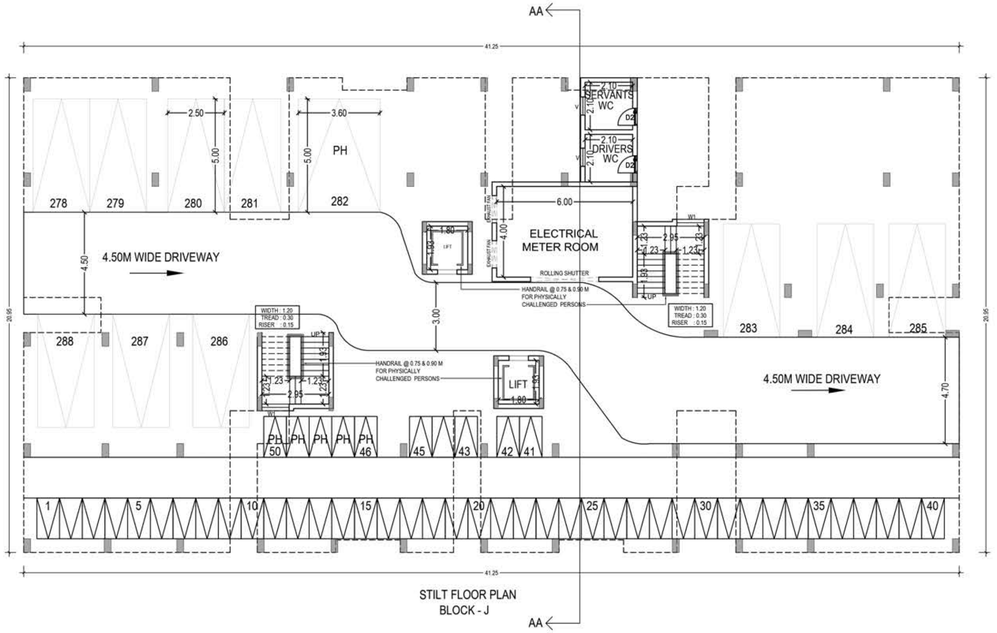
BLOCK - I ELEVATION AND SECTION

SCALE: 1:100

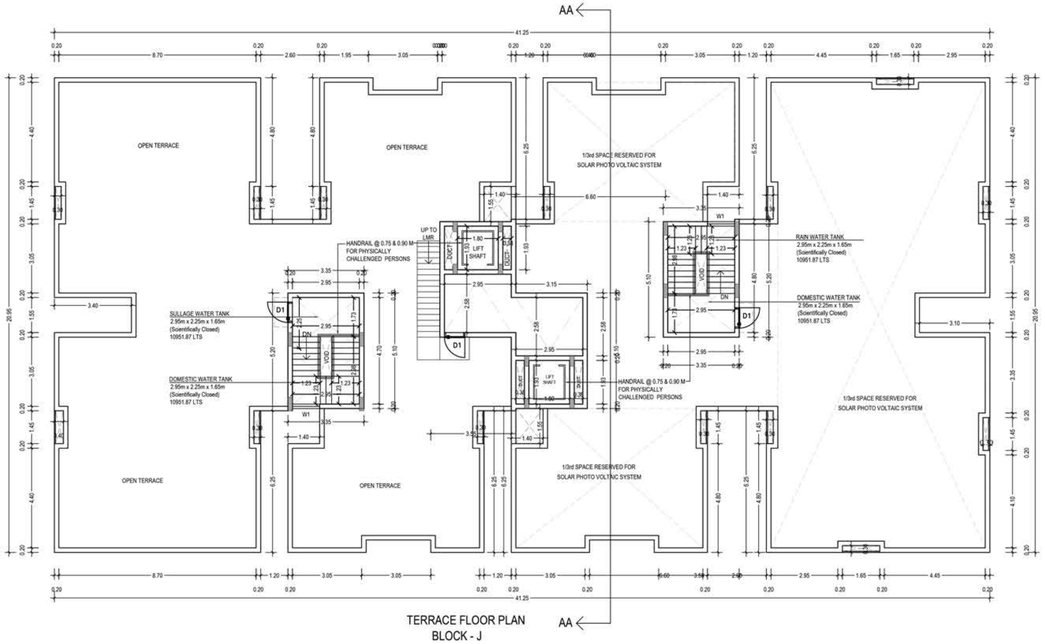
SHEET NO: 5/9



BLOCK - J TYPICAL FLOOR PLAN
1,2,3,4 & 5



STILT FLOOR PLAN
BLOCK - J



TERRACE FLOOR PLAN
BLOCK - J

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Dated . 17.06.2011

ONLINE FILE NO: SWP/BPA/484060/2025/TCP

SCHEDULE OF JOINERY

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D2	Door	0.80 x 2.40
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W1	Window	1.20 x 1.45
V	Ventilator	0.80 x 1.00
V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

OWNER :

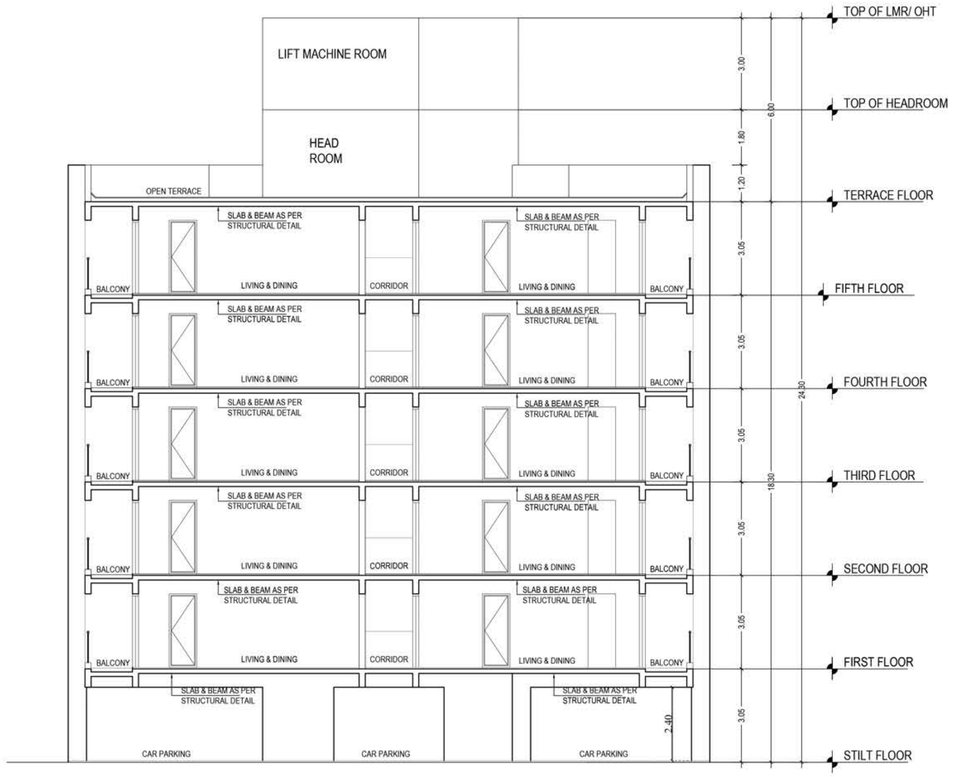
For M/S Shalaputi Estates Pvt.Ltd

Authorised Signatory

BLOCK - J FLOOR PLANS

SCALE: 1:100

SHEET NO: 6/9



SECTION - AA

BLOCK - J



FRONT ELEVATION

BLOCK - J

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Dated . 17.06.2011

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V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile : 9840098425
E-mail : garchitects@gmail.com

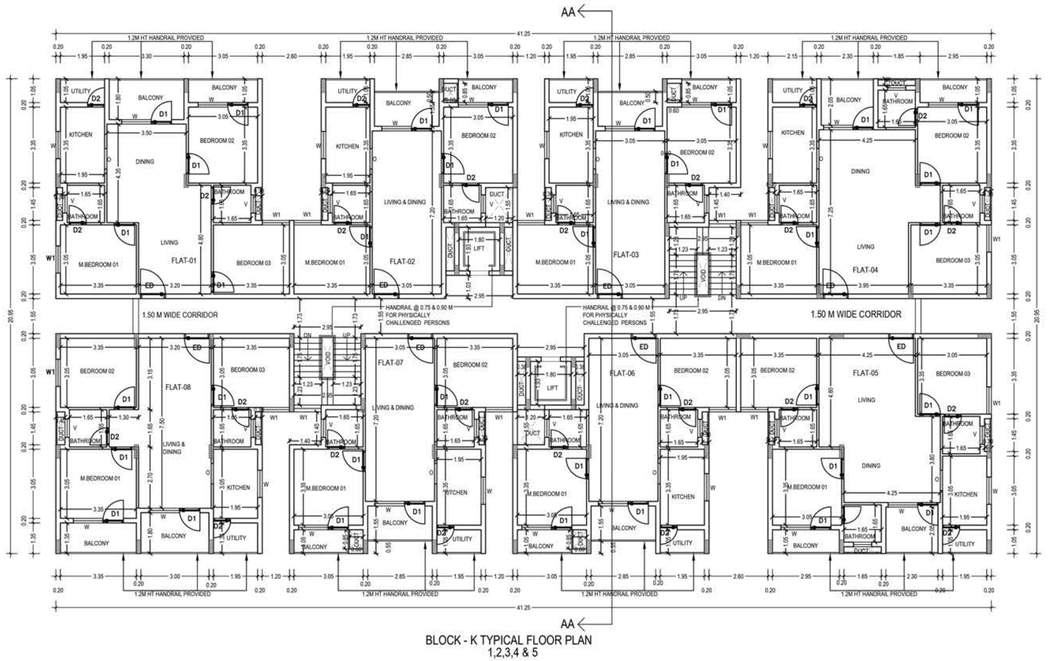
OWNER :

For M/S Shatapatri Estates Pvt.Ltd
Authorised Signatory

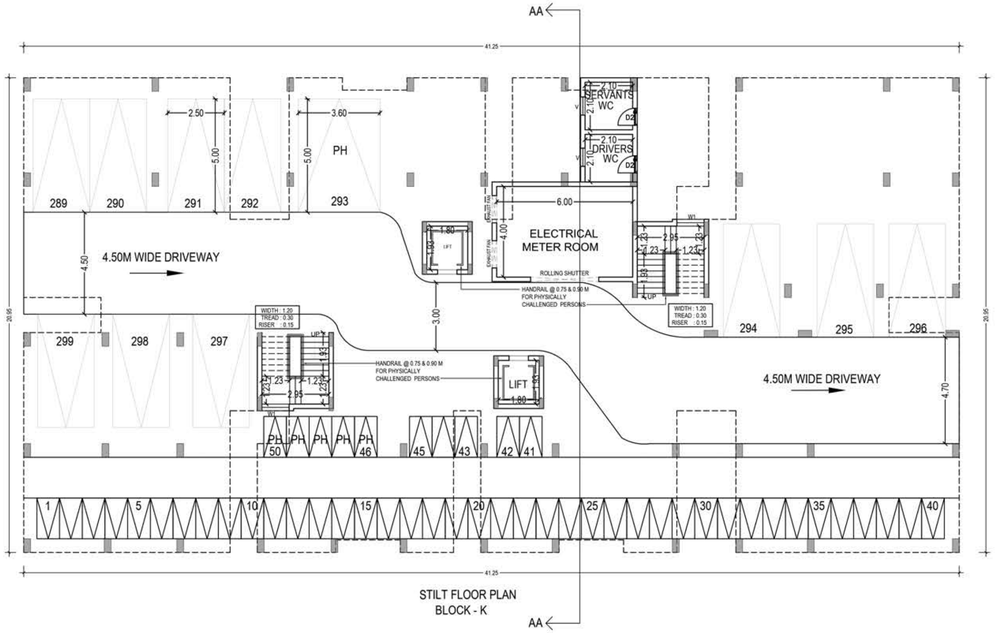
BLOCK - J ELEVATION AND SECTION

SCALE: 1:100

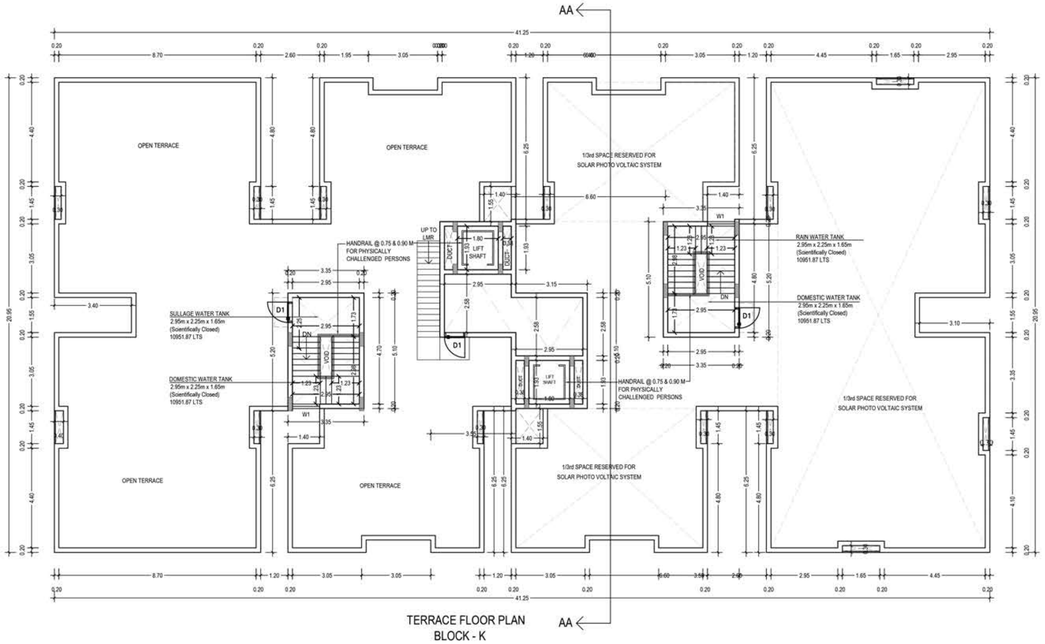
SHEET NO: 7/9



BLOCK - K TYPICAL FLOOR PLAN
1,2,3,4 & 5



STILT FLOOR PLAN
BLOCK - K



TERRACE FLOOR PLAN
BLOCK - K

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RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

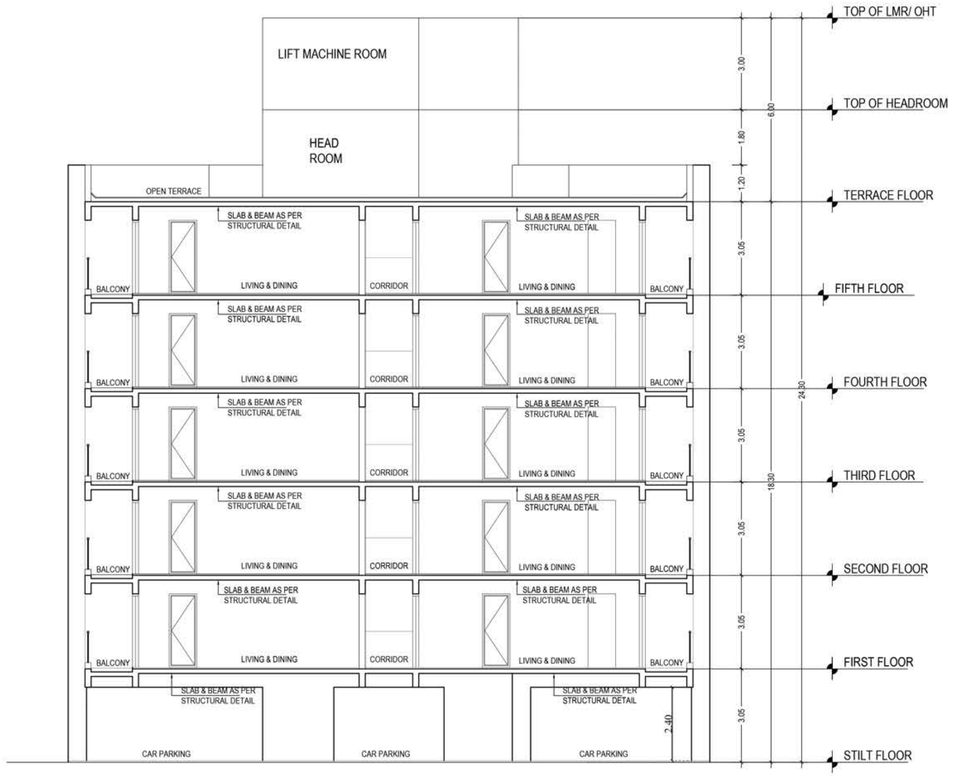
OWNER :

For M/S Shobapati Estates Pvt.Ltd
Authorised Signatory

BLOCK - K - FLOOR PLANS

SCALE: 1:100

SHEET NO: 8/9



SECTION - AA

BLOCK - K



FRONT ELEVATION

BLOCK - K

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RS	Rolling Shutter	3.00 x 2.10

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.,
Registered Architect -CA/93/07886
New No: 13, Ashok Nagar,
Ashok Nagar, Chennai - 600 083.
Mobile : 9840098435
E-mail: jarchitects@gmail.com

OWNER :

For M/S Shatapatri Estates Pvt.Ltd

Authorised Signatory

BLOCK - K ELEVATION AND SECTION

SCALE: 1:100 SHEET NO: 9/9

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Dated . 17.06.2011

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AREA STATEMENT

PLOT EXTENT

Survey No	As per Document	As per Patta
1395E/1C1A		18,031.0
1395E/1C2A	18,583.16	1,803.0
1395E/1C1C	2,064.74	1,714.0
1395E/1C2C		350.0
1395E/1C1A (pt) Not included in this site area		- 1,251.2
TOTAL	20,647.90	20,646.80

LEAST SITE EXTENT - 20,646.80 Sq.m

O.S.R. to be Gifted to Thaiyur Panchayat,
Doc. No: 4461/2011, dt: 13.05.2011

O.S.R. S.no: 1395E/1C1C	-	1,714.00 Sq.m
O.S.R. S.no: 1395E/1C2C	-	350.00 Sq.m
Total O.S.R. Area	-	2,064.00 Sq.m

EXISTING BUILDINGS :

Sl.No.	Block Name	Total FSI Area (Sq.M)
1	BLOCK - A	4257.88
2	BLOCK - B	5688.98
3	BLOCK - C	3601.51
4	BLOCK - D	5185.95
5	BLOCK - E	4396.56
6	BLOCK - F	4396.56
7	BLOCK - G	4396.56
8	CLUB HOUSE	924.31
	TOTAL	32848.31

PROPOSED BUILDINGS :

Sl.no	Block Name	FSI Area	Built up Area
1	BLOCK - H	3,855.46	4,655.76
2	BLOCK - I	3,855.46	4,655.76
3	BLOCK - J	3,855.46	4,655.76
4	BLOCK - K	3,855.46	4,655.76
	TOTAL	15,421.84	18,623.04

AREA CALCULATION

DESCRIPTION	TOTAL
EXISTING BUILDING	32848.31
PROPOSED BUILDING	15421.84
TOTAL	48270.15

FSI = 48270.15 / 20,646.80 = 2.33

FSI = 2.33

PARKING STATEMENT:

Existing Parking details

Description	Required	Provided	Covered Parking	Surface Parking
Cars	364 nos	386 nos	131	1 to 255
Two wheelers	88 nos	100 nos	-	1 to 100

131 Nos Car Parking in Stilt floor of Existing Blocks

Proposed Parking details

Description	Required	Provided	Covered Parking
Cars	44 nos	44 nos (39+ 5DA)	256 to 299
Two wheelers	176 nos	200 nos (180+ 20DA)	101 to 300

Existing parking details

Description	Required	Provided
Cars	364	386
Two wheelers	88	100

Proposed parking details

Description	Required	Provided
Cars	44	44
Two wheelers	176	200

Total Existing & Proposed parking details

Description	Required	Provided
Cars	364 + 44 = 408	430
Two wheelers	88 + 176 = 264	300

COLOUR INDEX :

- BOUNDARY
- ROAD
- PROPOSED
- O.S.R.
- EXISTING

STRUCTURAL ENGINEER :

ARCHITECT :

OWNER :

For M/S Shatapati Estates Pvt.Ltd

Authorised Signatory

SITE PLAN
SCALE: 1:250 | SHEET NO: 1/9

KEY PLAN
NOT TO SCALE

SITE WITH STILT FLOOR PLAN

VACANT LAND S.NO.1395E/1B1
VACANT LAND S.NO.1481
VACANT LAND S.NO.1395E/1C1A
VACANT LAND S.NO.1511
VACANT LAND S.NO.1395E/1C1B
VACANT LAND S.NO.1395E/1C2B
S.NO.1395E/1C1A (PT)
S.NO.1395E/1C2A
S.NO.1395E/1C2C
S.NO.1395E/1C1C
S.NO.1473
60.0M WIDE OMR ROAD (IT Highway)
To Chennai
To Mahabalipuram
OSR 2064.74 sqmt Doc no.4461/2011
34.20 AS PER FMB
35.22 AS PER SITE
171.80 AS PER FMB
172.30 AS PER SITE
65.80 AS PER FMB
65.8 AS PER SITE
45.40 AS PER FMB 45.32 AS PER SITE
131.60 AS PER SITE
125.60 AS PER FMB
216.29 AS PER SITE
218.40 AS PER FMB
BLOCK A STILT PARKING 16 NOS
BLOCK B STILT PARKING 19 NOS
BLOCK C STILT PARKING 12 NOS
EXISTING BLOCK - A,B & C STILT + 11 FLOORS
EXISTING CLUBHOUSE STILT + 2 STILT PARKING 22 NOS
EXISTING BLOCK - D STILT + 11 FLOORS STILT PARKING 20 NOS
BLOCK G STILT PARKING 14 NOS
EXISTING BLOCK - E,F & G STILT + 12 FLOORS
BLOCK F STILT PARKING 14 NOS
BLOCK E STILT PARKING 14 NOS
BLOCK - K
BLOCK - J
BLOCK - I
BLOCK - H
6.00M WIDE TWO WAY DRIVEWAY
4.50M WIDE DRIVEWAY
7.20M WIDE TWO WAY DRIVEWAY

SOLAR PANELS SECTION
SECTION - X-X

PLAN
SOLAR PANELS
(NTS)

SECTION A-A

PLAN
RAIN WATER HARVESTING
PIT DETAIL

COMPOUND WALL DETAIL
ELEVATION

SECTION

GATE ELEVATION

GATE PLAN
SCALE 1:50

CROSS SECTION OF DWARF WALL

RAIN WATER HARVESTING - 3A

SECTION
FOUNDATION DETAILS

PLAN
FOUNDATION DETAILS

RAIN WATER SUMP DETAIL PLAN
SCALE 1:50

SECTION ON BB

DOMESTIC WATER SUMP DETAIL PLAN
SCALE 1:50

SECTION ON AA

STP DETAIL PLAN
SCALE 1:50

SECTION XX
SCALE 1:50

DETAIL

PLAN
SOLAR WATER HEATER
(NTS)

PARKING CALCULATION FOR TYPICAL BLOCK -H, I, J & K

DWELLING UNITS IN FLOORS	A UNIT AREA	CAR	TWO WHEELER
A1,A2,A3,A4,A5	91.90	2.5	5
B1,B2,B3,B4,B5	73.50	-	5
C1,C2,C3,C4,C5	73.90	-	5
D1,D2,D3,D4,D5	99.00	2.5	5
E1,E2,E3,E4,E5	98.70	2.5	5
F1,F2,F3,F4,F5	73.50	-	5
G1,G2,G3,G4,G5	73.90	-	5
H1,H2,H3,HJ,H5	92.10	2.5	5
TOTAL		10	40
ADD 10% VISITOR'S		1	4
TOTAL REQUIREMENT		11	44

PARKING CALCULATION FOR RESIDENCES

Dwelling Unit with	Number of Parking Spaces
1. Floor area upto 50 sq.m	Nil
2. Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler space
3. Floor area above 75 sq.m and upto 100 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
4. Floor area above 100 sq.m	1 car space for every 100 sq.m

PARKING CALCULATION FOR CLUB HOUSE

1 car space for every 100sq.m of floor area or part thereof.

Parking Category	Dwelling Unit	Car Required	Two Wheeler Required
1. Floor area upto 50 sq.m	-	-	-
2. Floor area above 50 to 75 sq.m	80 Nos	-	80 Nos
3. Floor area above 75 to 100 sq.m	80 Nos	40 Nos	80 Nos
4. Floor area above 100 sq.m	-	-	-
Visitors parking of 10%	-	4 Nos	16 Nos
Total	160 Nos	44 Nos	176 Nos

BLOCK- H DWELLING UNITS DETAILS

TYPICAL FLOOR 2, 3, 4 & 5	DWELLING UNITS NUMBER	UNIT AREA
	A1,A2,A3,A4,A5	91.90
	B1,B2,B3,B4,B5	73.50
	C1,C2,C3,C4,C5	73.90
	D1,D2,D3,D4,D5	99.00
	E1,E2,E3,E4,E5	98.70
	F1,F2,F3,F4,F5	73.50
	G1,G2,G3,G4,G5	73.90
	H1,H2,H3,H4,H5	92.10

BLOCK- I DWELLING UNITS DETAILS

TYPICAL FLOOR 1, 2, 3, 4 & 5	DWELLING UNITS NUMBER	UNIT AREA
	A1,A2,A3,A4,A5	91.90
	B1,B2,B3,B4,B5	73.50
	C1,C2,C3,C4,C5	73.90
	D1,D2,D3,D4,D5	99.00
	E1,E2,E3,E4,E5	98.70
	F1,F2,F3,F4,F5	73.50
	G1,G2,G3,G4,G5	73.90
	H1,H2,H3,H4,H5	92.10

BLOCK- J DWELLING UNITS DETAILS

TYPICAL FLOOR 1, 2, 3, 4 & 5	DWELLING UNITS NUMBER	UNIT AREA
	A1,A2,A3,A4,A5	91.90
	B1,B2,B3,B4,B5	73.50
	C1,C2,C3,C4,C5	73.90
	D1,D2,D3,D4,D5	99.00
	E1,E2,E3,E4,E5	98.70
	F1,F2,F3,F4,F5	73.50
	G1,G2,G3,G4,G5	73.90
	H1,H2,H3,H4,H5	92.10

BLOCK- K DWELLING UNITS DETAILS

TYPICAL FLOOR 1, 2, 3, 4 & 5	DWELLING UNITS NUMBER	UNIT AREA
	A1,A2,A3,A4,A5	91.90
	B1,B2,B3,B4,B5	73.50
	C1,C2,C3,C4,C5	73.90
	D1,D2,D3,D4,D5	99.00
	E1,E2,E3,E4,E5	98.70
	F1,F2,F3,F4,F5	73.50
	G1,G2,G3,G4,G5	73.90
	H1,H2,H3,H4,H5	92.10

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (M)
ED	Entrance Door	1.10 x 2.10
D1	Door	0.90 x 2.40
D2	Door	0.80 x 2.40
W1	Window	1.20 x 1.45
FD	French Door	2.20 x 2.10
V	Ventilator	0.80 x 1.00
V1	Ventilator	1.20 x 0.60
RS	Rolling Shutter	3.00 x 2.10

SANITARY UNIT CALCULATION FOR CLUB HOUSE

Sanitary Unit/ Fittings		For Public		For Staff	
		Male	Female	Male	Female
1.	Water closet	One for 100 persons upto 400 persons. For over 400 persons, add over 200 persons add at the rate of 1 per 250 persons or part thereof	Two per 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 100 persons or part thereof	One for 15 persons. Two for 16-35 persons	One for 1-12 persons. Two for 13- 25 persons add at the rate of 1 per 1 per 6 persons or part thereof
2.	Urinals	One for 50 persons or part thereof	—	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	—
3.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
4.	Wash Basin	One for every 200 persons or part thereof	One for every 200 persons or part thereof	One for 1-15 persons Two for 16-35	One for 1-12 persons Two for 13- 25 persons
5.	Drinking Water Fountain	One per 100 persons or part thereof			
6.	Cleaners' Sink	One per floor			
7.	Shower/ Bathing	As per trade requirement			

SANITARY UNIT CALCULATION FOR RESIDENCES

	Sanitary Units	Dwelling with individual conveniences
1.	Bath Room	One provided with water tap
2.	Water Closet	One
3.	Sink (or Nahani) in the Floor	One
4.	Water Tap	One

EXISTING AREA DETAILS

BLOCK -A		BLOCK -B		BLOCK - C		BLOCK - D		BLOCK - E		BLOCK - F		BLOCK - G		CLUB HOUSE	
FLOOR	FSI	FLOOR	FSI	FLOOR	FSI	FLOOR	FSI	FLOOR	FSI	FLOOR	FSI	FLOOR	FSI	FLOOR	FSI
1st floor	387.08	1st floor	517.18	1st floor	327.41	1st floor	471.45	1st floor	366.38	1st floor	366.38	1st floor	366.38	1st floor	463.79
2nd floor	387.08	2nd floor	517.18	2nd floor	327.41	2nd floor	471.45	2nd floor	366.38	2nd floor	366.38	2nd floor	366.38	2nd floor	460.52
3rd floor	387.08	3rd floor	517.18	3rd floor	327.41	3rd floor	471.45	3rd floor	366.38	3rd floor	366.38	3rd floor	366.38	TOTAL	924.31
4th floor	387.08	4th floor	517.18	4th floor	327.41	4th floor	471.45	4th floor	366.38	4th floor	366.38	4th floor	366.38		
5th floor	387.08	5th floor	517.18	5th floor	327.41	5th floor	471.45	5th floor	366.38	5th floor	366.38	5th floor	366.38		
6th floor	387.08	6th floor	517.18	6th floor	327.41	6th floor	471.45	6th floor	366.38	6th floor	366.38	6th floor	366.38		
7th floor	387.08	7th floor	517.18	7th floor	327.41	7th floor	471.45	7th floor	366.38	7th floor	366.38	7th floor	366.38		
8th floor	387.08	8th floor	517.18	8th floor	327.41	8th floor	471.45	8th floor	366.38	8th floor	366.38	8th floor	366.38		
9th floor	387.08	9th floor	517.18	9th floor	327.41	9th floor	471.45	9th floor	366.38	9th floor	366.38	9th floor	366.38		
10th floor	387.08	10th floor	517.18	10th floor	327.41	10th floor	471.45	10th floor	366.38	10th floor	366.38	10th floor	366.38		
11th floor	387.08	11th floor	517.18	11th floor	327.41	11th floor	471.45	11th floor	366.38	11th floor	366.38	11th floor	366.38		
TOTAL	4257.88	TOTAL	5688.98	TOTAL	3601.51	TOTAL	5185.95	12th floor	366.38	12th floor	366.38	12th floor	366.38		
								TOTAL	4396.56	TOTAL	4396.56	TOTAL	4396.56		

PROPOSED AREA DETAILS

BLOCK - H

FLOOR	FSI Area	Non FSI Area	Built up Area	Dwelling units	
Stilt floor	28.16	737.30	765.46	Parking	
1st floor	765.46	-	765.46	8	
2nd floor	765.46	-	765.46	8	
3rd floor	765.46	-	765.46	8	
4th floor	765.46	-	765.46	8	
5th floor	765.46	-	765.46	8	
Terrace	-	63.00	63.00	8	
TOTAL	3,855.46	800.30	4,655.76	40	

BLOCK - I

FLOOR	FSI Area	Non FSI Area	Built up Area	Dwelling units	
Stilt floor	28.16	737.30	765.46	Parking	
1st floor	765.46	-	765.46	8	
2nd floor	765.46	-	765.46	8	
3rd floor	765.46	-	765.46	8	
4th floor	765.46	-	765.46	8	
5th floor	765.46	-	765.46	8	
Terrace	-	63.00	63.00	8	
TOTAL	3,855.46	800.30	4,655.76	40	

BLOCK - J

FLOOR	FSI Area	Non FSI Area	Built up Area	Dwelling units	
Stilt floor	28.16	737.30	765.46	Parking	
1st floor	765.46	-	765.46	8	
2nd floor	765.46	-	765.46	8	
3rd floor	765.46	-	765.46	8	
4th floor	765.46	-	765.46	8	
5th floor	765.46	-	765.46	8	
Terrace	-	63.00	63.00	8	
TOTAL	3,855.46	800.30	4,655.76	40	

BLOCK - K

FLOOR	FSI Area	Non FSI Area	Built up Area	Dwelling units	
Stilt floor	28.16	737.30	765.46	Parking	
1st floor	765.46	-	765.46	8	
2nd floor	765.46	-	765.46	8	
3rd floor	765.46	-	765.46	8	
4th floor	765.46	-	765.46	8	
5th floor	765.46	-	765.46	8	
Terrace	-	63.00	63.00	8	
TOTAL	3,855.46	800.30	4,655.76	40	

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
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Services we run for you
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The LandLens suite
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Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.