Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

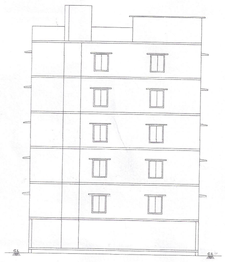
Published for reference. The authority's own register is the operative record.

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

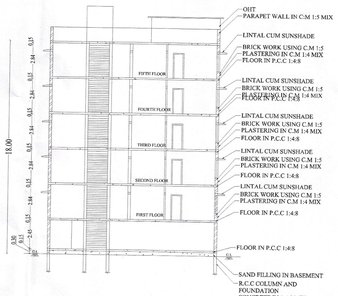
hello@verified.realestate
+91 9996 12 9996
verified.realestate

Application No. SWP/BPA/790765/2026

Approval No.BP/AD-DTCP (TVM)NO:23/2026



ELEVATION



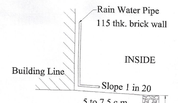
SECTION ON AA

S.NO	FLOOR DETAILS	DWELLING NO'S	SIZE OF DWELLING UNITS (Sq.m)
1	FIRST FLOOR	12	542.79
2	SECOND FLOOR	12	542.79
3	THIRD FLOOR	12	542.79
4	FOURTH FLOOR	12	542.79
5	FIFTH FLOOR	12	542.79
	TOTAL FLOOR AREA	60.00	2713.95

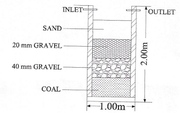
LAND AREA STATEMENT		
LAND AREA AS PER DOCUMENTS	1250 SQ.M	0.31
LAND AREA AS PER PATTA	1250 SQ.M	0.31
LAND AREA AS PER SITE	1250 SQ.M	0.31

S.NO	1TH TO 4THFLOOR DETAILS	SIZE OF DWELLING UNITS (Sq.m)
1	UNIT - 1	43.11
2	UNIT - 2	50.75
3	UNIT - 3	46.24
4	UNIT - 4	46.24
5	UNIT - 5	46.24
6	UNIT - 6	46.24
7	UNIT - 7	46.24
8	UNIT - 8	46.24
9	UNIT - 9	46.24
10	UNIT - 10	46.48
11	UNIT - 11	30.98
12	UNIT - 12	47.79
	TOTAL FLOOR AREA	542.79

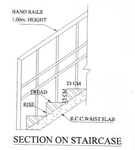
NOT TO SCALE



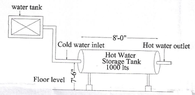
RAIN WATER HARVESTING



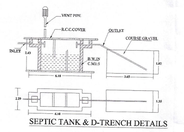
RAIN WATER COLLECTION TANK



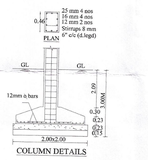
SECTION ON STAIRCASE



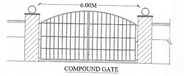
SOLAR WATER HEATER DETAILS



SEPTIC TANK & D-TRENCH DETAILS



COLUMN DETAILS



COMPOUND GATE

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING BUILDING (RESIDENTIAL) (STILT+5) IN S.F.No. 24/ 12 AT ATHIYANDAL VILLAGE, TIRUVANNAMALAI MUNICIPAL CORPORATION,THIRUVANNAMALAI TALUK, THIRUVANNAMALAI DISTRICT.

(SCALE 1:100)

N
W E
S

AREA DETAILS	IN Sq.ft	IN Sq.m
IN S.F.NO. 24/ 12	13455.00	1250.00

PROPOSED BLOCK DETAILS	F.S.I Area In Sq. m	NON-F.S.I Area In Sq. m	Total Builtup area in Sq.m
STILT FLOOR	-	671.48	671.48
FIRST FLOOR	624.53	46.95	671.48
SECOND FLOOR	624.53	46.95	671.48
THIRD FLOOR	624.53	46.95	671.48
FOURTH FLOOR	624.53	46.95	671.48
FIFTH FLOOR	624.53	46.95	671.48
TERRACE FLOOR AREA	-	29.22	29.22
TOTAL	3122.65	935.45	4058.10
F.S.I	3122.65/1250.00= 2.5< 3		

PARKING DETAILS	REQUIRED	PROVIDED
TWO WHEELER PARKING	60	60

NOTATION	JOURNEY DETAILS	SIZE IN M
M.D	MAIN DOOR	1.22 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.52 X 1.52
W1	WINDOW	1.20 X 1.52
V	VENTILATIOR	0.76 X 0.76

SITE DETAILS :

PROPOSED SITE
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F E - FIRE SAFETY MEASURES PROVIDED.
8. CENTRALIZED AC TO BE PROVIDED AT REQUIRED PLACE

APPLICANT:-

For SAKTHI PROPERTY DEVELOPERS INDIA PVT. LTD.

Director

REGISTERED ENGINEER:-

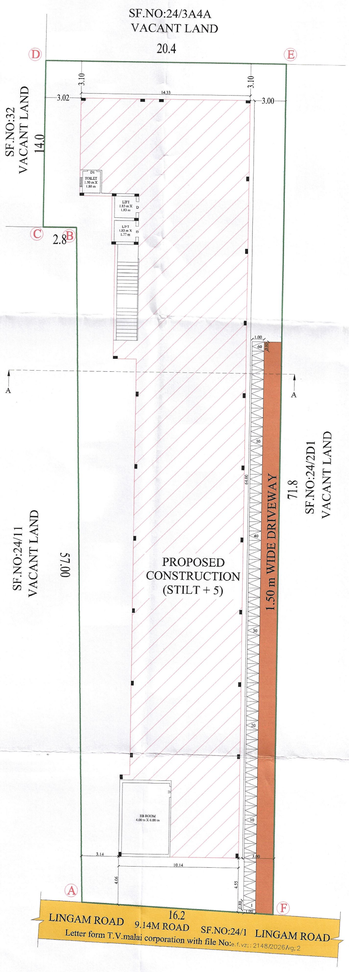
Er. S. MANIKANDAN,B.E., M.E.,(Str)
M/s.SAI SRI BUILDERS
Registered Engineer Grade-I
Counsulting Civil Engineer & Contractor,
Reg.No.RF/ GR-I / 03 / KARUR / MARCH / 2025
R.K.Complex,First Floor, Trichy Main Road,
South Gandhigramam,Karur-639 006.
Cell: 87546 48509,
email: saisribuildersofficial@gmail.com

STRUCTURAL ENGINEER:-

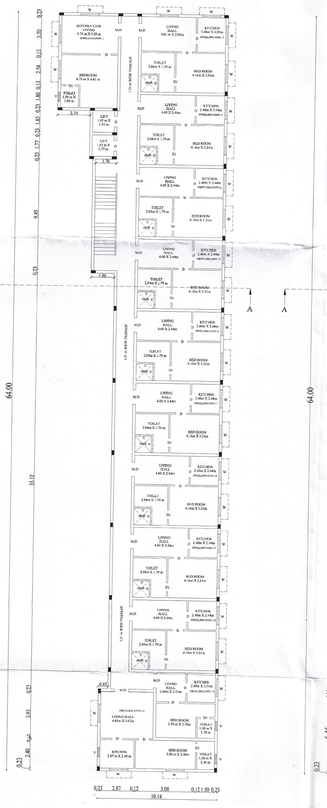
R. DEENAGOPALAN B.E., Civil
SE/GR-II/19/04/045 (CMDA)
Cheralathan Associates
13 Shanti Enclave, 25 Venkatakrishna Road,
R.A. Puram, Chennai - 600 028.
structural@carch.in
Mobile : 7299911063

GEOTECH ENGINEER:-

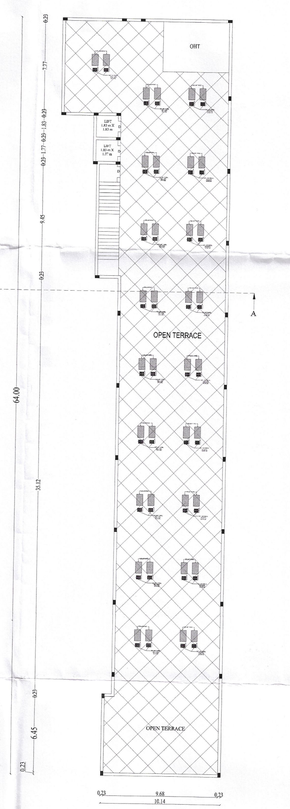
Dr.C.VENKATA PRASAD
Registered Geotechnical Engineer (RGTE)
Registration No: GTE/2024/03/003
Chennai Metropolitan Development Authority(CMDA)
No.11, 2nd Main Road, Kannappa Nagar, Thiruvanmiyur,
Chennai-41. Mob No: +91 9444026189
Email:dcvp@geomailindia.com



SITE PLAN WITH STILT FLOOR PLAN

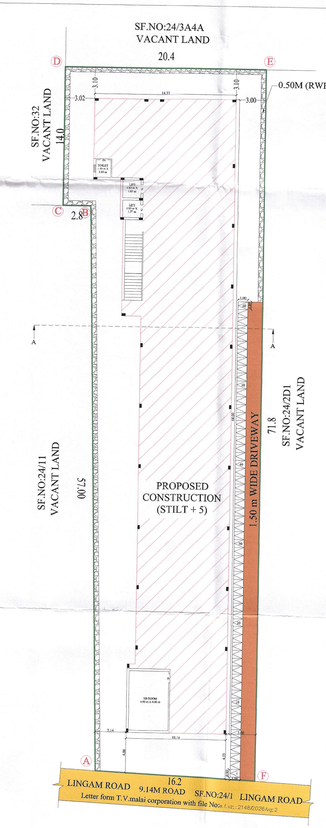


TYPICAL FLOOR PLAN (1ST, 2ND, 3RD, 4TH , 5TH FLOORS)



TERRACE FLOOR PLAN

Assistant City Planner
Thiruvannamalai City Municipal Corporation
Thiruvannamalai



SITE PLAN WITH STILT FLOOR PLAN

SITE PLAN
SCALE = 1:200

Signature valid

Signed by: Assistant Director
Location: Tiruvannamalai
Date: 2026.02.06 13:37:50

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.