Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

SHEET NO : 01 / 02

PLAN SHOWING THE PROPOSED APARTMENT OF 20 DWELLING UNITS IN PLOT NO : U, MILLEENIUM, GARDEN LAYOUT AT S.F.NO.495/34,495/34A, 495/46 & 495/46A,VADAKUTHU VILLAGE, KURUNJIPPADI TALUK, CUDDALORE DISTRICT

SITE APPROVAL DETAILS:
கொ.மு.ம.வ/மு.அ.இ.(எல்.பி)எண்: 316/2018

AREA STATEMENT

SITE EXTENT AS PER PATTA - 950 SQ.M
SITE EXTENT AS PER DOCUMENT - 931.97 SQ.M

AREA DETAILS:-

DESCRIPTION	Floor Area (Sq.m)	Deduction (Sq.m)	F.S.I (Sq.m)
STILT FLOOR	521.99	493.46	28.52
FIRST FLOOR	521.99	134.15	387.84
SECOND FLOOR	521.99	134.15	387.84
THIRD FLOOR	521.99	134.15	387.84
FOURTH FLOOR	521.99	134.15	387.84
FIFTH FLOOR	521.99	134.15	387.84
TOTAL	3131.94	1164.21	1939.20

FSI = 1939.20/ 931.97 = 2.081
PREMIUM FSI = 0.081
HEIGHT OF THE BUILDING = 18m

COLOUR INDEX
PROPOSED BUILDING
EXISTING ROAD
BOUNDARY

SCALE = 1: 100

N

SCHEDULE OF JOINERY

R.S	-	ROLLING SHUTTER	- 1.20 X 2.10
SLD	-	SLIDING DOOR	- 1.54X 2.10
M.D	-	DOOR	- 1.00 X 2.10
D1	-	DOOR	- 0.91 X 2.10
D2	-	DOOR	- 0.76 X 2.10
O	-	OPENING	- 1.00 X 2.10
W	-	WINDOW	- 1.83 X 1.22
W1	-	WINDOW	- 1.22 X 1.22
W2	-	WINDOW	- 0.91 X 1.22
KW	-	KITCHEN WINDOW	- 1.22 X 0.91
V1	-	VENTILATOR	- 0.91 X 0.61

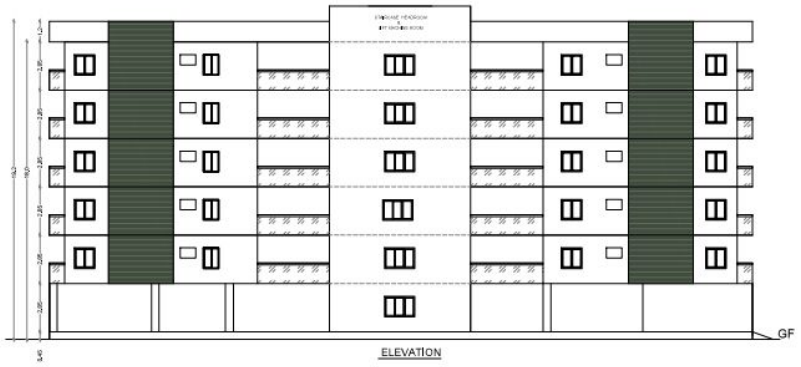
APPLICANT

Ex. B. HEMAMALINI, BE.,
Registered Engineer Grade - II
RE/GR-II/007/2025
15,Mulliyampattu Road, Nellikuppam,
Cuddalore District - 607105.
Mobile No. : 9080789394, 8778713827

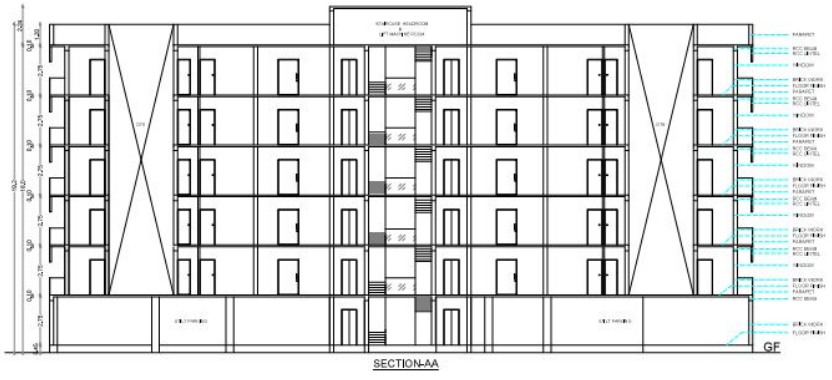
REGISTERED ENGINEER

Er. A.KUMAR, M.E., (Struct)
Registered Structural Engineer
Reg. No. : RSE/Gr-I/902/2024
15, Mulliyampattu Road,
Nellikuppam - 607 105.
Cuddalore District.
Ph.: 87787 13827, 9080797394

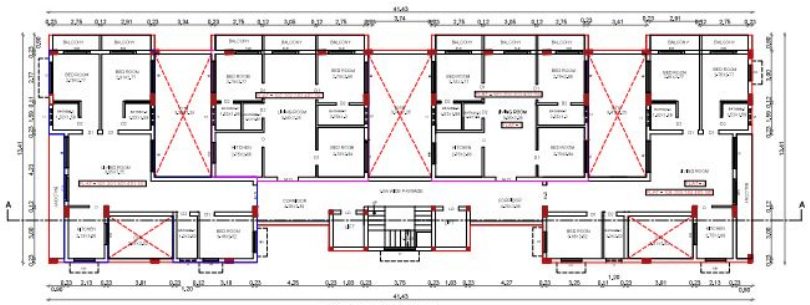
STRUCTURAL ENGINEER



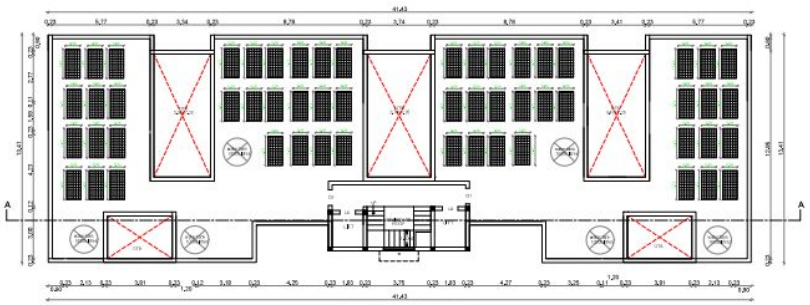
ELEVATION



SECTION-AA



TYPICAL FLOOR PLAN
(FIRST TO FIFTH FLOOR)



TERRACE FLOOR PLAN
(OTS CLOSED ON STILT ROOF SLAB)

SPECIFICATION

1. FOUNDATION AND BASEMENT FILLING WITH RIVER, SAND FILLING, FOUNDATION CONCRETE PLAIN CEMENT CONCRETE 1:4:8 USING 40MM SIZE STONE JELLY

2. COLUMN FOOTING, COLUMN, GRADE BEAM, LINTEL CUM SUNSHADE, BEAMS, ROOF, GATE PILLAR ETC. WITH REINFORCED CEMENT CONCRETE 1:2:4 USING 20MM SIZE STONE JELLY WITH ADEQUATE REINFORCEMENT.

3. BRICK WORK WITH CEMENT MORTER 1:5 USING I CLASS BRICKS, PLASTERING WITH CEMENT MORTOR 1:5 12MM THICK AND OVER CONCRETE AND CEILING PLASTERING WITH CEMENT MORTOR 1:3 12MM THICK.

4. COLOUR WASHING WITH TWO COATS OF CEMENT PAINT INCLUDING ONE BASE COAT. SYNTHETIC ENAMEL

5. PAINTING TWO COATS WITH ONE PRIMING COAT FOR ALL STEEL AND WOOD WORKS.

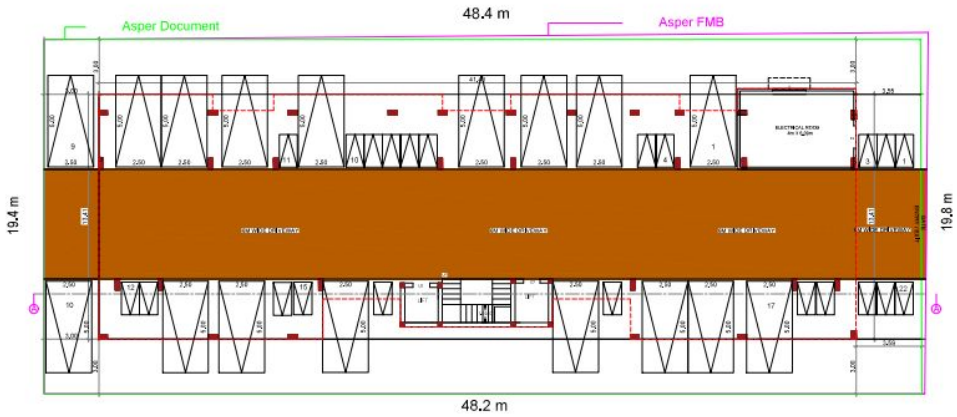
6.WEATHERING COURSE WITH BRICKBAT LIME CONCRETE OVER THE ROOF.

FLOOR NAME	No of Dwelling Units
STILT FLOOR	Parking
FIRST FLOOR	4 Nos
SECOND FLOOR	4 Nos
THIRD FLOOR	4 Nos
FOURTH FLOOR	4 Nos
FIFTH FLOOR	4 Nos
TERRACE FLOOR	–
TOTAL	20 Nos

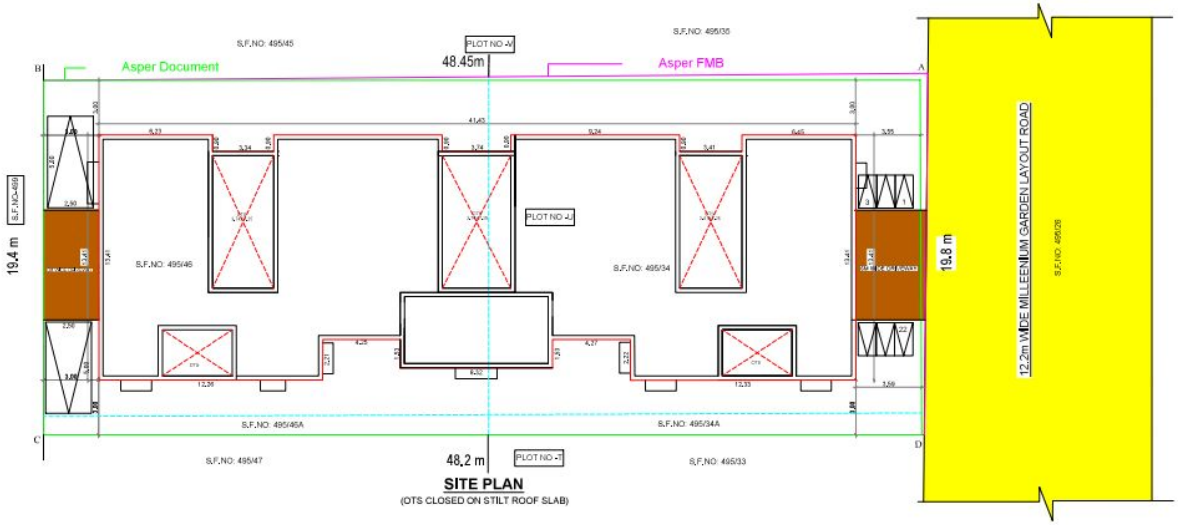
FLAT WISE AREA DETAILS

UNITS	FLAT - 1	FLAT - 2	FLAT - 3	FLAT - 4
FLOOR	SQM	SQM	SQM	SQM
STILT FLOOR	-	-	-	-
FIRST FLOOR	90.99	70.65	70.65	90.99
SECOND FLOOR	90.99	70.65	70.65	90.99
THIRD FLOOR	90.99	70.65	70.65	90.99
FOURTH FLOOR	90.99	70.65	70.65	90.99
FIFTH FLOOR	90.99	70.65	70.65	90.99

Online Application Number : SWP/BPA/671382/2025
SWP/ DTCP/ CUD / BP No: 46 /2025



STILT CUM GROUND FLOOR PLAN

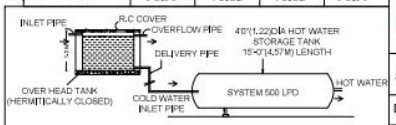


SITE PLAN
(OTS CLOSED ON STILT ROOF SLAB)

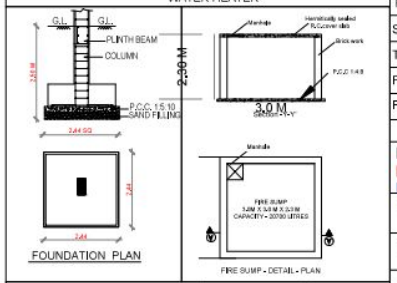
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TERRACE FLOOR	--
TOTAL	20 Nos

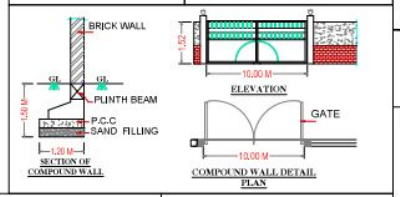
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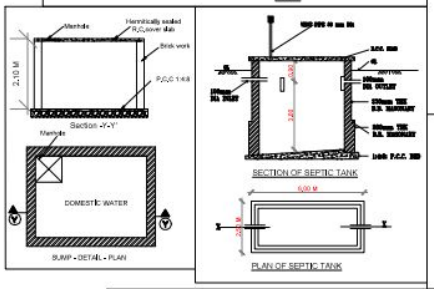
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THIRD FLOOR	90.99	70.65	70.65	90.99
FOURTH FLOOR	90.99	70.65	70.65	90.99
FIFTH FLOOR	90.99	70.65	70.65	90.99



SECTION OF SOLAR WATER HEATER







SHEET NO : 02 /02

PLAN SHOWING THE PROPOSED APARTMENT OF 20 DWELLING UNITS IN PLOT NO : U, MILLEENIUM GARDEN LAYOUT AT S.F.NO.495/34,495/34A, 495/46 & 495/46A,VADAKUTHU VILLAGE, KURUNJIPPADI TALUK, CUDDALORE DISTRICT

SITE APPROVAL DETAILS:
கடலூர் ஒ.ம.வ/ந.அ.இ.(வி.ம)ஆஎண்: 316/2018

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FSI = 1939.20/ 931.97 = 2.081
PREMIUM FSI = 0.081
HEIGHT OF THE BUILDING = 18m

PARKING DETAILS	REQUIRED	PROVIDED
TWO WHEELER	17	17
CAR PARKING	22	22

COLOUR INDEX
PROPOSED BUILDING
EXISTING ROAD
BOUNDARY

SCALE = 1: 100
N

SCHEDULE OF JOINERY

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APPLICANT

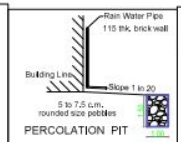
PARKING REQUIREMENT:

UPTO 25 SQ.M	=	NO PARKING NEEDED
25 TO 50 SQ.M	=	1 TWO WHEELER
50 TO 75 SQ.M	=	1 TWO WHEELER
50 TO 75 SQ.M	=	1 CAR / 2 UNITS
75 TO 150 SQ.M	=	1 CAR / UNITS

AS PER DCR PARKING REQUIREMENT:

- 10 TWO WHEELER - 50 TO 75 SQ.M(10 UNITS)
- 5 CAR PARKING - 50 TO 75 SQ.M(10 UNITS)
- 10 CAR PARKING - 75 TO 150 SQ.M(10 UNITS)

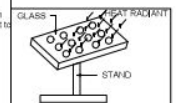
CAR PARKING - 15 CAR PARKING
10% VISITOR'S PARKING - 2 CAR PARKING
TOTAL CAR PARKING - 17 CAR PARKING
TOTAL TWO WHEELER - 12 TWO WHEELER



PERCOLATION PIT



RAIN WATER FILTER TANK



SOLAR PANEL

Er. A.KUMAR, M.E., (Struct)
Registered Structural Engineer
Reg. No. : RSE/G-I/863/2024
15, Muligiramaathu Road,
Nellikuppam - 607 105.
Cuddalore District.
Ph : 07787113627, 09087787594

STRUCTURAL ENGINEER

Er. B. HEMAMALINI, BE.,
Registered Engineer Grade - II
RE/GR-II/107/2025
15, Muligiramaathu Road, Nellikuppam,
Cuddalore District - 607105.
Mobile No. : 9080787594, 07787113627

REGISTERED ENGINEER

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,
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Chennai 600 097, India
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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.