Verified RealEstate™

RE REGULATORY RECORD

RERA Document

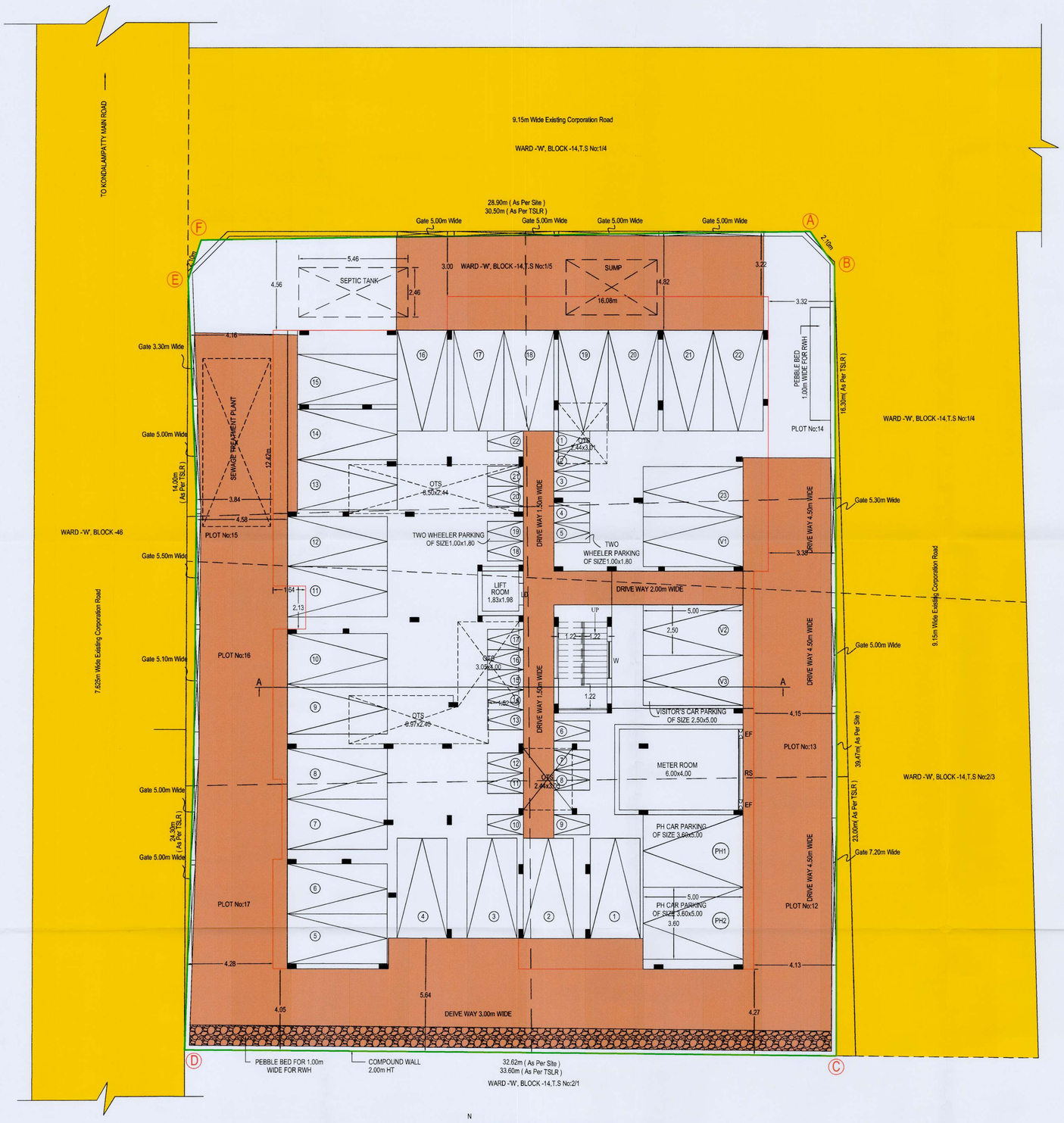
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Published for reference. The authority's own register is the operative record.

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

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+91 9996 12 9996
verified.realestate

SHEET No:1/2

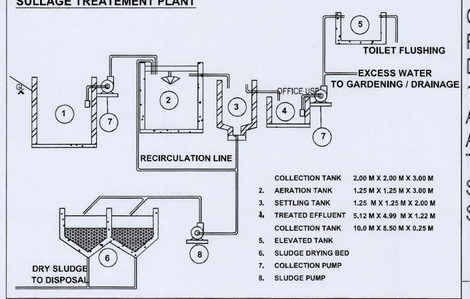


N

SITE CUM STILT FLOOR PLAN

SCALE-1:100

SECTIONAL ELEVATION FOR SEWAGE / SULLAGE TREATEMENT PLANT



	COLLECTION TANK	2.00 M X 2.00 M X 3.00 M
2.	AERATION TANK	1.25 M X 1.25 M X 3.00 M
3.	SETTLING TANK	1.25 M X 1.25 M X 2.00 M
4.	TREATED EFFLUENT	5.12 M X 4.99 M X 1.22 M
	COLLECTION TANK	10.0 M X 8.50 M X 0.25 M
5.	ELEVATED TANK	
6.	SLUDGE DRYING BED	
7.	COLLECTION PUMP	
8.	SLUDGE PUMP	

SULLAGE LINE		DRINKING WATER LINE	
RAIN WATER LINE		SULLAGE TREATED WATER LINE	
SEWAGE LINE		EXISTING DRAIN	

OFFICE USE ONLY

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF RESIDENTIAL APARTMENT BUILDING 25 DWELLING UNITS IN (OLD S.No:96/1B,96/2A2, 113/2Apt,113/2Bpt) PLOT No:12,13,14,15,16,17 APPROVED LAYOUT APPROVED BY SLPA App No:61/2021, NEW WARD-'W',BLOCK-14, T.S No:1/5,2/4 AT ANNATHANAPATTY VILLAGE, SALEM CITY MUNICIPAL CORPORATION LIMIT, SALEM DT.

NAME OF THE APPLICANT:
Mr.K.PRABHAKARAN.

N

COLOUR INDEX		SCALE:-
SITE BOUNDARY		ALL DIMENSIONS ARE IN METER
PROPOSED BUILDING		SCALE 1:100
EXISTING ROAD		(FE) FIRE EXTINGUSHER APRATUS PROVIDED IN NECESSARY PLACES.
PROPOSED DRIVE WAY		FIRE ALARAM

* SOLAR APARATUS TO BE PROVIDED

X RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

JOINERY DETAIL:

GG	GRILL GATE	:	1.52 x 2.10
MSRGS	MS ROLLING GRILL SHUTTER	:	3.00 x 2.10
MD	MAIN DOOR	:	1.20 x 2.10
D1	DOOR	:	0.91 x 2.10
D2	DOOR	:	0.84 x 2.10
FD1/W1	FRENCH DOOR/WINDOW	:	2.10 x 2.10
FD2/W2	FRENCH DOOR/WINDOW	:	2.55 x 2.10
LD	LIFT DOOR	:	1.37 x 2.10
O	OPEN	:	1.22 x 2.10
W	WINDOW	:	0.91 x 1.52
W1	WINDOW	:	1.30 x 1.52
W2	WINDOW	:	1.52 x 1.52
W3	WINDOW	:	1.75 x 1.52
W4	WINDOW	:	1.60 x 1.52
V	VENTILATOR	:	0.91 x 0.91

AREA STATEMENT:

AREA OF SITE

DESCRIPTION	As Per Document Sqm	As Per TSLR Extract Sqm
WARD -'W',BLOCK-14,T.S No:1/5	1347.14	556.00
WARD -'W',BLOCK-14,T.S No:2/4		792.00
TOTAL AREA	1347.14	1348.00

BUILDING AREA

DESCRIPTION	NON FSI AREA Sqm	FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	753.07	28.81	781.88
FIRST FLOOR AREA	----	670.04	670.04
SECOND FLOOR AREA	----	670.04	670.04
THIRD FLOOR AREA	----	670.04	670.04
FOURTH FLOOR AREA	----	670.04	670.04
FIFTH FLOOR AREA	----	670.04	670.04
HEAD ROOM AREA	26.68	----	26.68
TOTAL CONSTRUCTION AREA	779.75	3379.01	4158.76

SITE AREA	:	1347.14
OPEN SPACE	:	565.26
FLOOR SPACE INDEX (3379.01/1347.14)	:	2.508

PARKING CALCULATION (REQUIRED)

RESIDENTIAL APARTMENT BUILDING (FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)

5+5+5+5+5 = 25 No's

CAR PARKING = 25 No's/ EVERY (75-150 Sqm) = 25 No's

VISITORS CAR PARKING(10%) = 25x10/100 = 2.5 No's SAY 3 No's

PARKING DETAILS PROVOIDED

DESCRIPTION	No's	DESCRIPTION	No's
CAR PARKING (2.50mx5.00m)	23	TWO WHEELER PARKING (1.00mx1.80m)	22
VIS.CAR PARKING (2.50mx5.00m)	3		
PH CAR PARKING (3.60mx5.00m) 10%	2		
TOTAL	28	TOTAL	22

NOTE:

		Sqm
DWELLING UNIT -A AREA	:	132.09
DWELLING UNIT -B AREA	:	127.17
DWELLING UNIT -C AREA	:	96.65
DWELLING UNIT -D AREA	:	99.39
DWELLING UNIT -E AREA	:	130.12

சேலம் மாநகராட்சி
உத்தரவின்படி நிபந்தனைகளுக்குட்பட்
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம்.31/03/2028 தேதி வரை முடிய

ஆணையருக்காக
சேலம் மாநகராட்சி.

உண்மை நகல்

ஆணையருக்காக
சேலம் மாநகராட்சி

SITE APPROVAL
Roc No:SWP / BPA / 0699705 / 2025
Site Boundary shown as " A to F" and numbered as SWP / DTCP / SALEM / Site Approval No:409 / 2025.

PLANNING PERMISSION
Roc No:SWP / BPA / 0699705 / 2025
Planning Permission No: 157 / 2025.

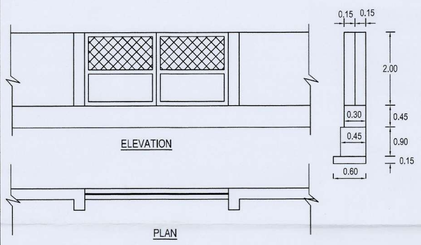
SALEM CITY MUNICIPAL CORPORATION SCMC

APPLICANT:

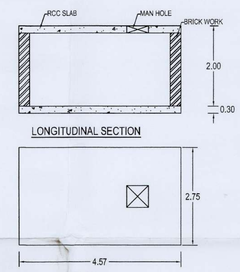
ENGINEER:

A. Chandran
Er. A. CHANDRAN, B.E.,AM.I.E.,F.I.V.,M.Sc.,REV.,
Chartered Engineer, Consulting Civil Engineer / Regd. Valuer
REGISTERED ENGINEER GRADE - I
Reg. No. 01/RE-I/2019/2024/SLPA SALEM.
Reg. No: 06 | RSE-II | 2024 (Renewal)
D.No: 104, S.P.R. Colony, Vincent, SALEM - 636 007.
Mobile No: 99446 19150, 89033 09150
Reg.No:17 | RCE | 2024 (Renewal)

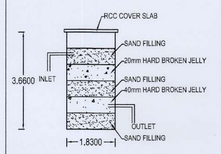
GATE & COMPOUND WALL DETAIL



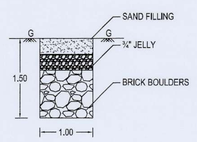
SUMP DETAIL



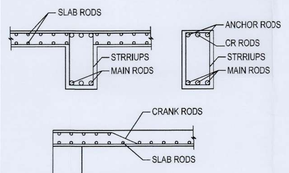
WASTE WATER RECYCLE UNIT



CONSERVATION OF RAIN WATER

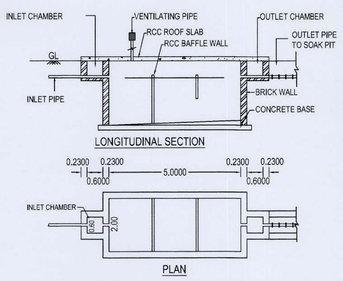


ROOF SLAB & BEAM DETAILS

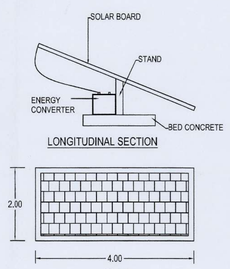


Signature valid
Signed by: Assistant Commissioner
Location: Salem
Date: 19.03.2026 10:57:00 IST

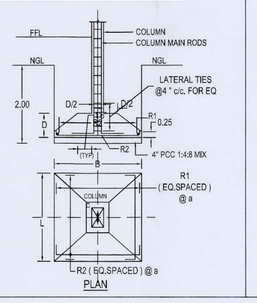
SEPTIC TANK



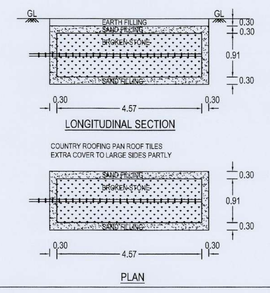
SOLAR SYSTEM



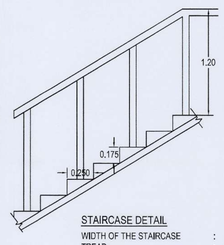
COLUMN & COLUMN FOOTING DETAIL



DISPERSION TRUNCH



STAIRCASE DETAILS



STAIRCASE DETAIL

WIDTH OF THE STAIRCASE	:	1.20 m
TREAD	:	0.250 m
RISE	:	0.175 m

சேலம் மாநகராட்சி
கலி.எண்.எம்/க1/000.70/2026 நாள்:31/01/2026
உத்தரவினபடி நிபந்தனைகளுக்குட்பட்
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம்:31/01/2026முதல்31/01/2031முடிய

ஆணையருக்காக
சேலம் மாநகராட்சி.

SALEM CITY MUNICIPAL CORPORATION SCMC

SHEET No:2/2

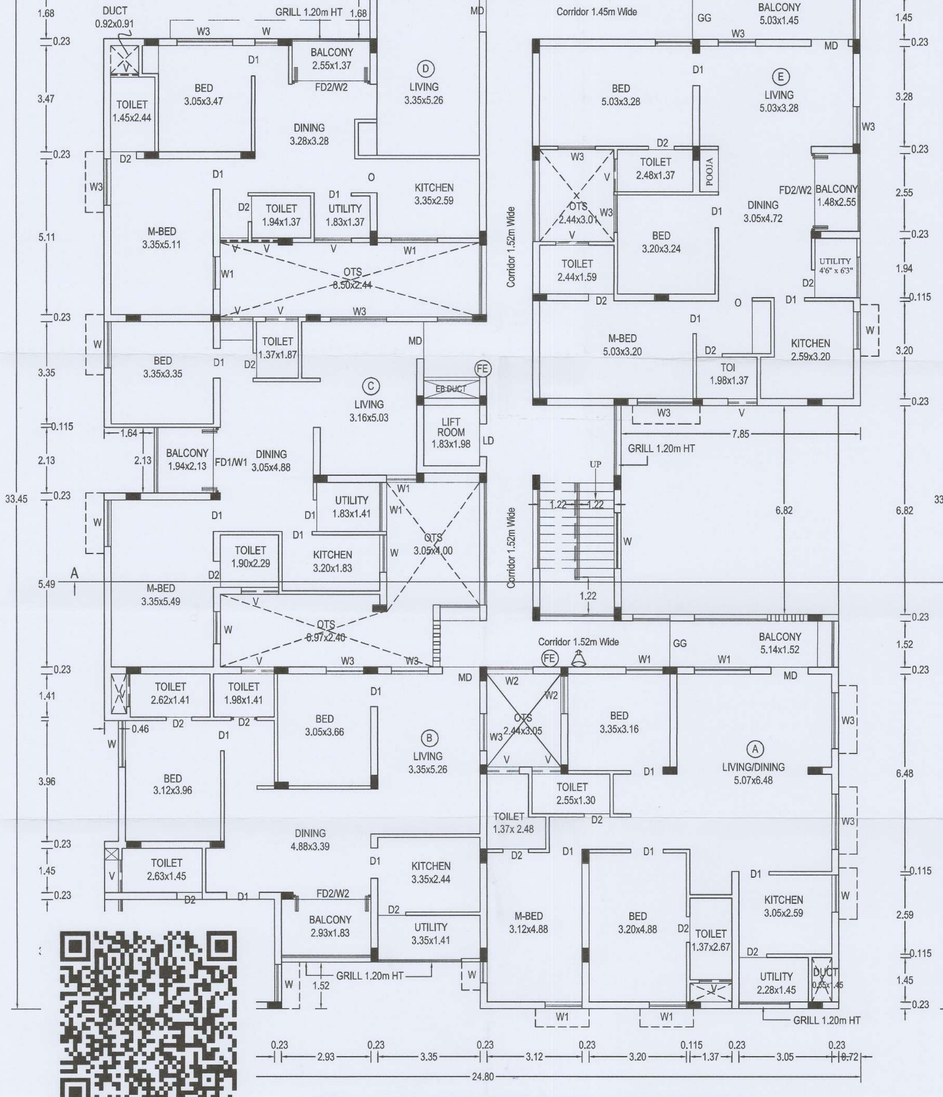
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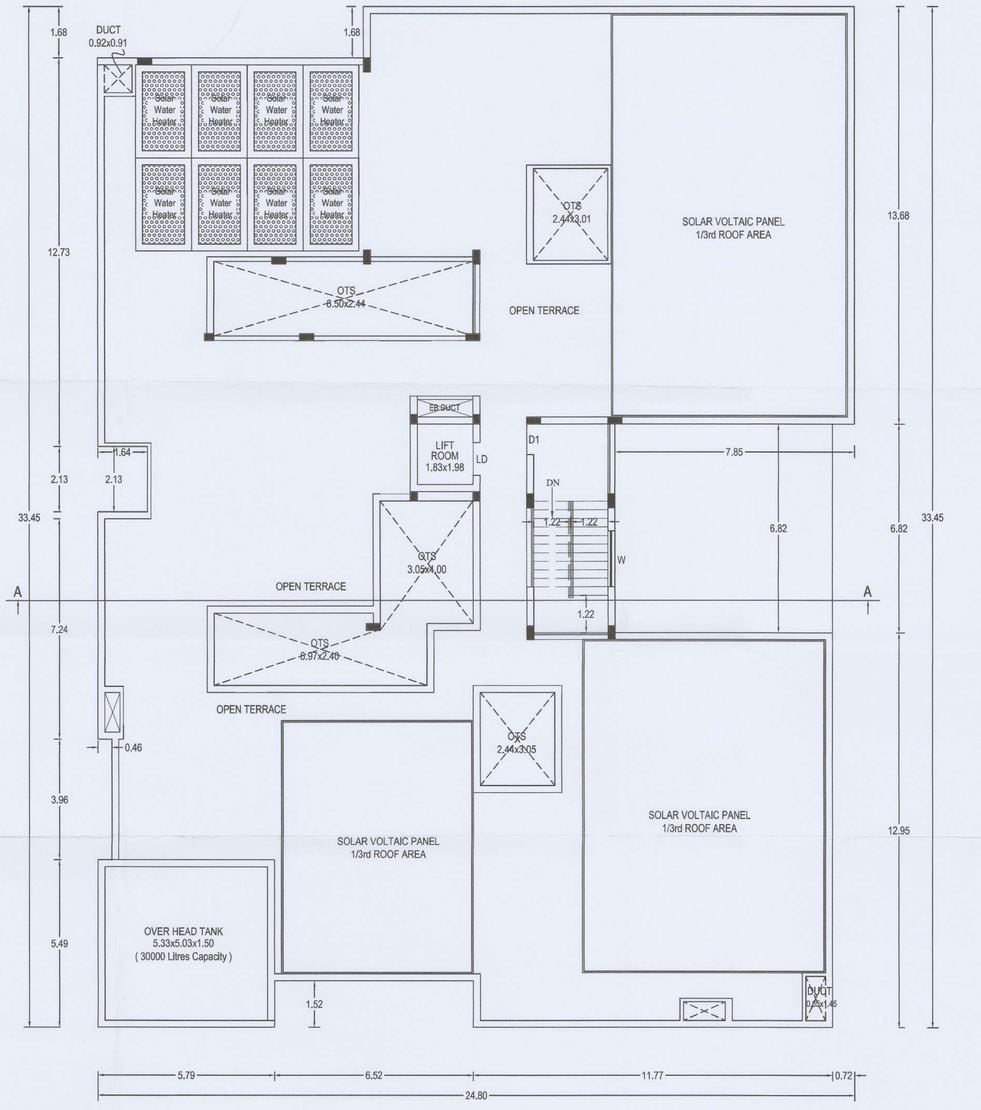


SOUTH SIDE ELEVATION
SCALE-1:100

SECTION ON-'AA'
SCALE-1:100



TYPICAL (FIRST,SECOND, THIRD,FOURTH AND FIFTH) FLOOR PLAN
SCALE-1:100



TERRACE FLOOR PLAN
SCALE-1:100

COLOUR INDEX

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PROPOSED BUILDING	
EXISTING ROAD	
PROPOSED DRIVE WAY	

SCALE:-
ALL DIMENSIONS ARE IN METER
SCALE 1:100

(FE) FIRE EXTINGUSHER APRATUS PROVIDED IN NECESSARY PLACES.
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FIFTH FLOOR AREA	—	670.04	670.04
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DWELLING UNIT -D AREA	:	99.39
DWELLING UNIT -E AREA	:	130.12

APPLICANT:

ENGINEER:

A. Chandran
Er. A. CHANDRAN, B.E.,AM.I.E.,F.I.V.,M.Sc.,REV.,
Chartered Engineer, Consulting Civil Engineer / Regd. Valuer
REGISTERED ENGINEER GRADE - I
Reg. No. 01/RE-I/2019-2024/SLPA SALEM.
Reg. No. 20 / RSE-II / 2024 (Renewal)
D.No: 104, S.P.R. Colony, Vincent, SALEM - 636 007.
Mobile No: 99446 19150, 89033 09150
Reg.No:17/RCB/2024 (Renewal)

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.