Verified RealEstate™

RE REGULATORY RECORD

RERA Document

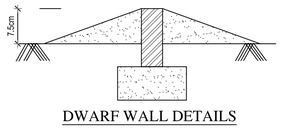
The document as the regulator published it, reproduced in full behind this page.

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

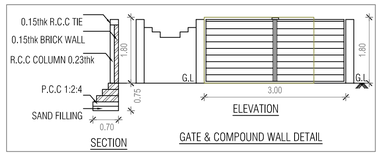
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

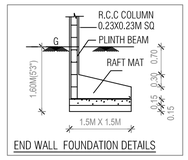
DIGITALLY VERIFIED RECORD



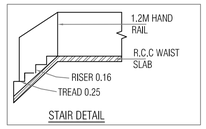
DWARF WALL DETAILS



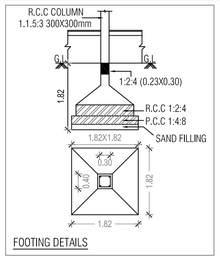
GATE & COMPOUND WALL DETAIL



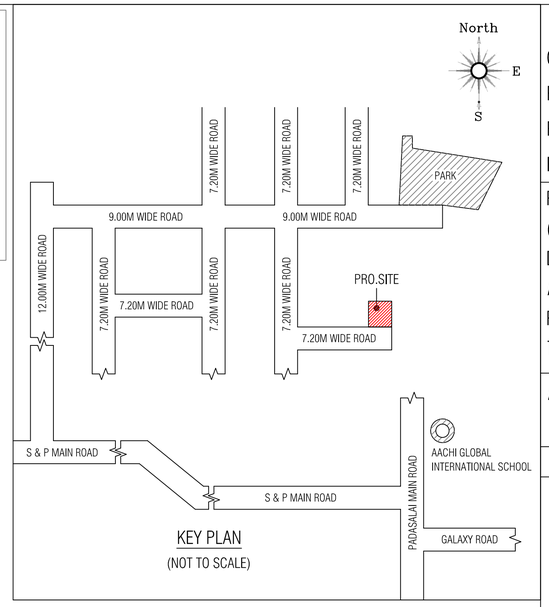
END WALL FOUNDATION DETAILS



STAIR DETAIL



FOOTING DETAILS



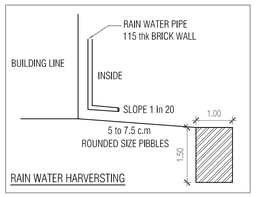
KEY PLAN

(NOT TO SCALE)

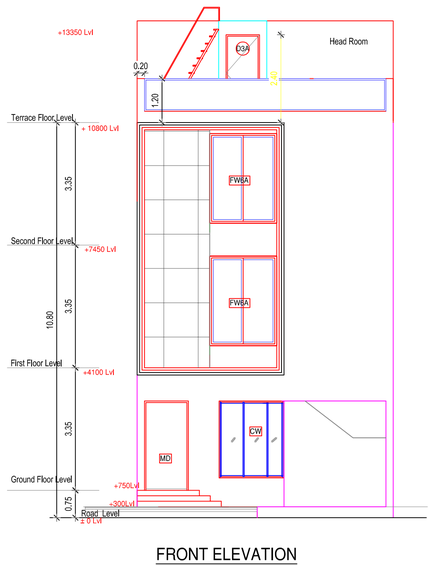
NOTE:-

1.Common STP in Club house area.

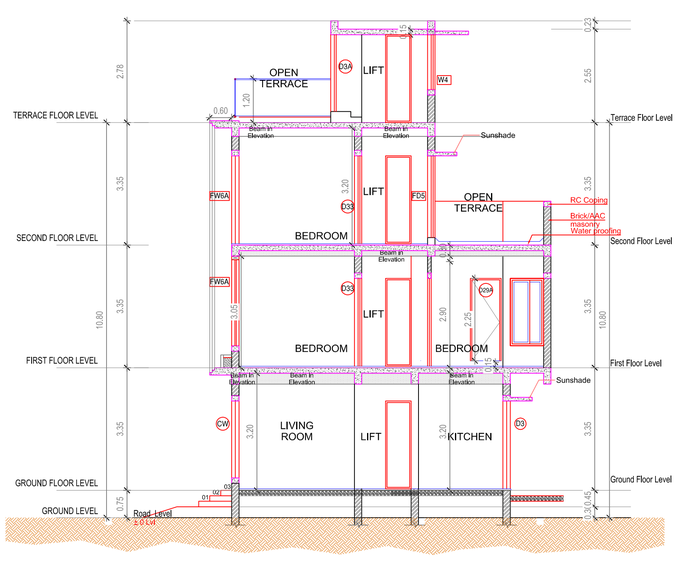
2.Common Water tank in Club house area.



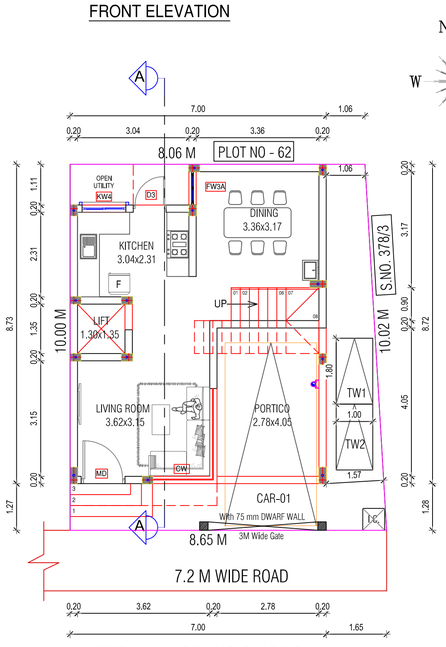
RAIN WATER HARVERSTING



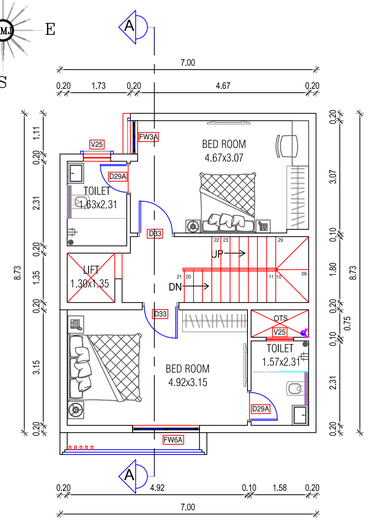
FRONT ELEVATION



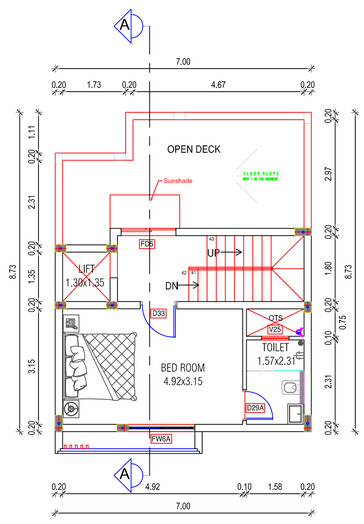
SECTION ON AA



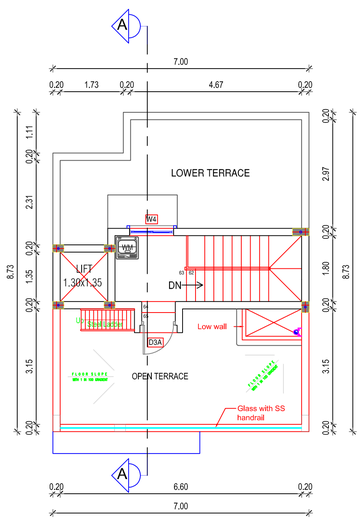
SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

CMDA APPROVED LAYOUT - LAYOUT-1 / 0030 / 2025

PLANNING PERMISSION NO: OL-PPD/LO/0168/2025.

PERMIT NO: OL-02161

R.O.C. NO: 5037 / 2025 / F1. Date: 12.05.2026.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF (GROUND FLOOR + FIRST FLOOR + SECOND FLOOR) DUPLEX RESIDENTIAL BUILDING AT PLOT NO. 97, AYANAMBAKKAM VILLAGE, COMPRISED IN S.NO. 378/1 PART, POONAMALLEE TALUK, THIRUVALLUR DISTRICT, THIRUVERKADU MUNICIPALITY.

APPLICANT / OWNER NAME :-

M/S. S & P FOUNDATION PRIVATE LIMITED

ALL DIMENSIONS ARE IN METER ONLY.

SCHEDULE OF JOINERIES

MD	1.20 X 2.40	Main Door
D33	1.00 X 2.40	Door
D3	0.90 X 2.40	Door
D29A	0.84 X 2.25	Door
O33	0.90 X 2.40	Opening
KW4	1.20 X 0.90	Kitchen Window
W4	1.20 X 1.20	Headroom Window
FW3	0.90 X 2.10	French Window
FW6	1.83 X 2.10	French Window
FW6A	1.83 X 2.10	French Window
FG9	2.54 x 2.85	Fixed Glass
FD5	1.500 x 2.40	French Window
V3	0.90 X 0.90	Ventilator
V25	0.75 X 0.90	Ventilator
SW66	1.98 X 0.90	Staircase window

SPECIFICATION:

1. P.C.C 1:5:10 FOR FOUNDATION.
2. P.C.C 1:4:8 FOR FLOOR CONCRETE.
3. .23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4. ALL R.C.C WORKS IN 1:2:4 MIX
5. WALL PLASTERING IN C.M 1:4
6. CEILING PLASTERING IN C.M 1:3
7. VITRIFIED TILE FLOORING SET IN C.M 1:3
8. ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

AREA STATEMENT:

PLOT EXTENT		
SITE EXTENT	83.55 Sq.M	(899.33 Sq.ft)
GROUND FLOOR AREA	44.77 Sq.M	(481.90 Sq.ft)
FIRST FLOOR AREA	58.94 Sq.M	(634.43 Sq.ft)
SECOND FLOOR AREA	38.21 Sq.M	(411.29 Sq.ft)
TOTAL FLOOR AREA	141.92 Sq.M	(1527.62 Sq.ft)
PLOT COVERAGE	: 70.54 %	F.S.I : 1.699
HEAD ROOM AREA	14.72 Sq.M	(158.45 Sq.ft)
GROUND FLOOR PARKING AREA	12.70 Sq.M	(136.70 Sq.ft)
TOTAL BUILT-UP AREA	169.34 Sq.M	(1822.77 Sq.ft)

COLOUR INDEX:

PROPOSED

BOUNDARY

ROAD

SCALE : 1:100 , N.T.S

For S&P Foundation Private Limited

Authorized Signatory

SIGNATURE OF OWNER:

S. MURALI, BE.,
RE Grade-I, Thiruverkadu Municipality,
RE No:015/LS/2025/00001
SMJ PLANNER
No. 16, Sivan Koil Street, Thiruverkadu,
Chennai-77. Contact : 9941426455
Email : smjplanner@gamil.com

REGISTERED ENGINEER / LICENSED SURVEYOR SIGNATURE:

SMJ PLANNER - THIRUVERKADU. +91 9941426455.

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.