Verified RealEstate™

RE REGULATORY RECORD

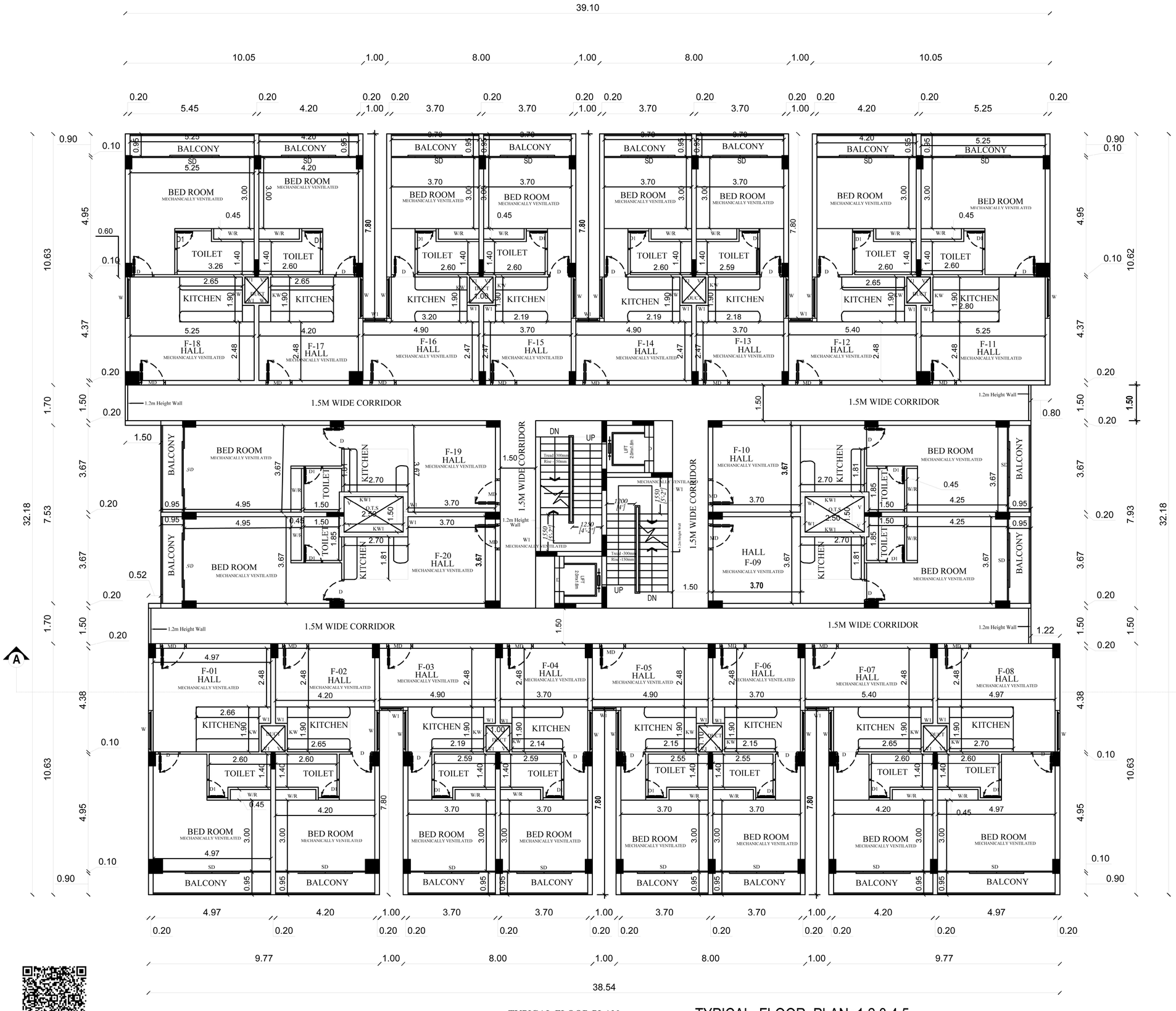
RERA Document

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



TYPICAL FLOOR PLAN
(FIRST TO FIFTH)

TYPICAL_FLOOR_PLAN=1,2,3,4,5

SHEET No. 2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING (AFFODABLE HOUSING) OF STILT + 5 FLOORS AT OLD SURVEY NO - 4, NEW SURVEY NO - 4/1E1A, OF NAVALUR VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.,

SPECIFICATIONS :

FOUNDATION	:	IN RCC FOOTING M25
WALLS	:	IN CONCRETE IN C.M1:5 FOR 20 TH WALL & IN CM 1:4 FOR 10TH. WALL.
PLASTERING	:	IN CM 1:3 FOR CELING & CM 1:5 FOR WALLS
JOINERY	:	IN WELL SEASONED WOOD.
RCC M25	:	FOR COLUMNS, BEAMS, SLABS, SUNSHADE & LINTELS
PAINTING	:	TWO COATS OF CEMENT PAINT OVER ONE COAT OF PRIMER FOR ALL PLASTERED SURFACE, TWO COATS ENAMEL PAINT FOR JOINERIES
FLOORING	:	CERAMIC TILES.

ORIENTATION :

COLOR INDEX :

ROAD SITE PROPOSAL

SCHEDULE OF JOINERY :

MD	-	MAIN DOOR	-	1.10 X 2.10 M
D	-	DOOR	-	0.91 X 2.10 M
D1	-	DOOR	-	0.80 X 2.10 M
SD	-	SLIDING DOOR	-	0.80 X 2.10 M
W	-	WINDOW	-	1.75 X 1.20 M
W1	-	WINDOW	-	1.00 X 1.20 M
W2	-	WINDOW	-	0.40 X 1.20 M
W4	-	WINDOW MECHANICALL VENTILATOR	-	2.00 X 1.20 M
KW	-	KITCHEN WINDOW	-	1.10X 0.90 M
KW1	-	KITCHEN WINDOW	-	2.50X 0.90 M
V1	-	MECHANICALL VENTILATOR	-	0.40 X 1.25 M (BELOW ROOF BEAM)
V	-	VENTILATOR	-	0.65 X 0.90 M

SCALE : 1 IN 100

NOTE : **ALL DIMENSIONS ARE IN METRES ('M')**

APPLICANT SIGNATURE :

For NETWORK INFRA BUILDCON PVT. LTD.
Director.

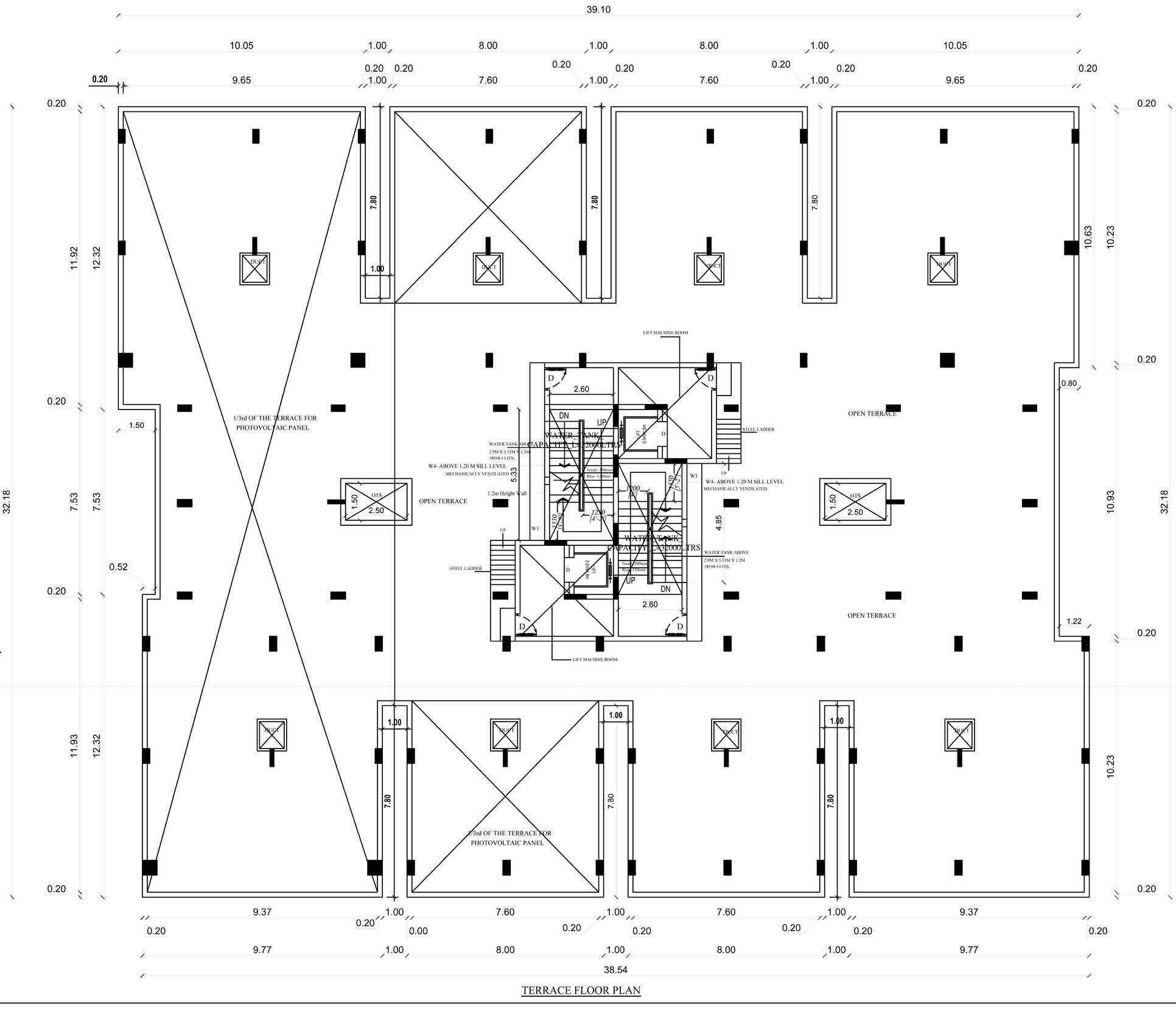
STRUCTURAL ENGINEER:

Er. K. YENGALS, B.E., M.E., (Struc.,)
REGISTERED ENGINEER / STRUCTURAL ENGINEER
CGLRGNR/EGR-1/2019/06/010
CGLRGN/SE/GR-2/2019/06/009
M/S TEAMWORK DEVELOPERS (P) LTD
No.120, 1st Floor, Part-B, Natesan Nagar
3rd Main Road, Virugambakkam,
Chennai-600 092, CELL: 9790990406

ARCHITECT SIGNATURE :

S. SHUNMUGAM, M.Arch., A.I.I.A
L.S.No. R.A 002032020, CA/2016/50027
SHAN ARC ASSOCIATES
4800197, Old Velachery Road, Saidapet, Chennai - 15.
Mob : 9884094272 / Mail : archsan56@gmail.com

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING (AFFODABLE HOUSING) OF STILT + 5 FLOORS AT OLD SURVEY NO - 4, NEW SURVEY NO - 4/1E1A, OF NAVALUR VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.,

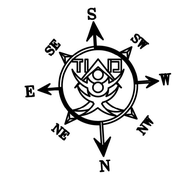


TERRACE FLOOR PLAN

SPECIFICATIONS :

FOUNDATION	:	IN RCC FOOTING M25
WALLS	:	IN CONCRETE IN C.M1:5 FOR 20 TH WALL & IN CM 1:4 FOR 10TH. WALL.
PLASTERING	:	IN CM 1:3 FOR CELING & CM 1:5 FOR WALLS
JOINERY	:	IN WELL SEASONED WOOD.
RCC M25	:	FOR COLUMNS, BEAMS, SLABS, SUNSHADE & LINTELS
PAINTING	:	TWO COATS OF CEMENT PAINT OVER ONE COAT OF PRIMER FOR ALL PLASTERED SURFACE, TWO COATS ENAMEL PAINT FOR JOINERIES
FLOORING	:	CERAMIC TILES.

ORIENTATION :



COLOR INDEX :

ROAD ☐ SITE ☐ PROPOSAL ☐

SCALE : 1 IN 100

NOTE : ALL DIMENSIONS ARE IN METRES ('M')

APPLICANT SIGNATURE :

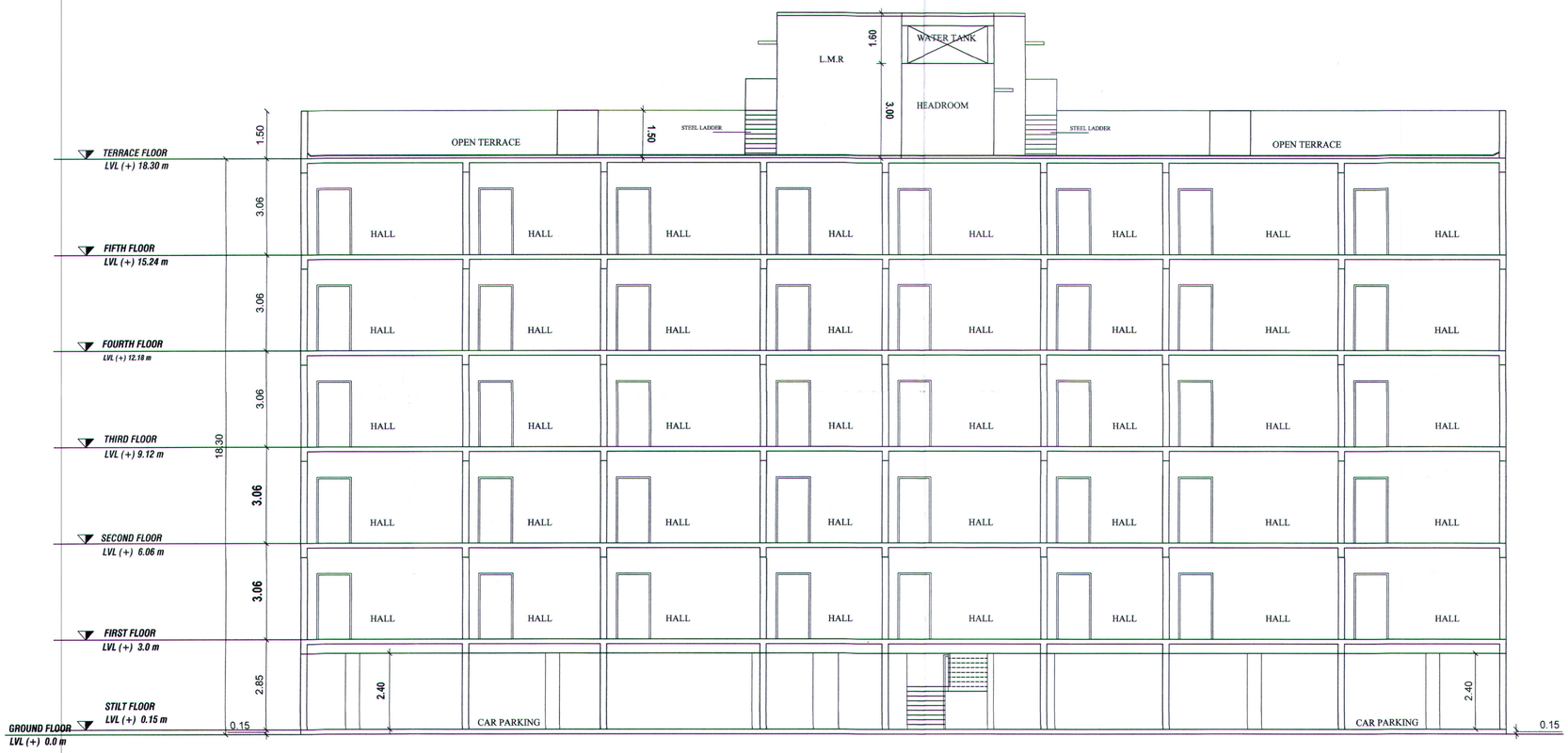
For NETWORK INFRA BUILDCON PVT. LTD.
Director.

STRUCTURAL ENGINEER:

Er. K. YENGALS, B.E., M.E., (Struc.,)
REGISTERED ENGINEER / STRUCTURAL ENGINEER
CGLRGN/RE/GR-1/2019/06/010
CGLRGN/SE/GR-2/2019/06/009
M/S TEAMWORK DEVELOPERS (P) LTD
No.129, 1st Floor, Part-B, Natesan Nagar
3rd Main Road, Virugambakkam,
Chennai-600 092, CELL: 9790990406

ARCHITECT SIGNATURE :

S. SHUNMUGAM, M.Arch., A.I.I.A
L.S.No. R.A 002032020, CA/2010/50027
SHAN ARC ASSOCIATES
#60/117, Old Velachery Road, Saidapet, Chennai - 15.
Mob : 9094094272 / Mail : archsan85@gmail.com



SECTION - A A



NORTH SIDE ELEVATION

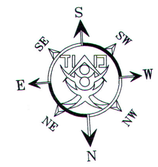
SHEET No. 4/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING (AFFODABLE HOUSING) OF STILT + 5 FLOORS AT OLD SURVEY NO - 4, NEW SURVEY NO - 4/1E1A, OF NAVALUR VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.,

SPECIFICATIONS :

FOUNDATION	:	IN RCC FOOTING M25
WALLS	:	IN CONCRETE IN C.M1:5 FOR 20 TH WALL & IN CM 1:4 FOR 10TH. WALL.
PLASTERING	:	IN CM 1:3 FOR CELING & CM 1:5 FOR WALLS
JOINERY	:	IN WELL SEASONED WOOD.
RCC M25	:	FOR COLUMNS, BEAMS, SLABS, SUNSHADE & LINTELS
PAINTING	:	TWO COATS OF CEMENT PAINT OVER ONE COAT OF PRIMER FOR ALL PLASTERED SURFACE, TWO COATS ENAMEL PAINT FOR JOINERIES
FLOORING	:	CERAMIC TILES.

ORIENTATION :



COLOR INDEX :

ROAD SITE PROPOSAL

SCALE : 1 IN 100

NOTE : ALL DIMENSIONS ARE IN METRES ('M')

APPLICANT SIGNATURE :

For NETWORK INFRA BUILDCON PVT. LTD.
Director.

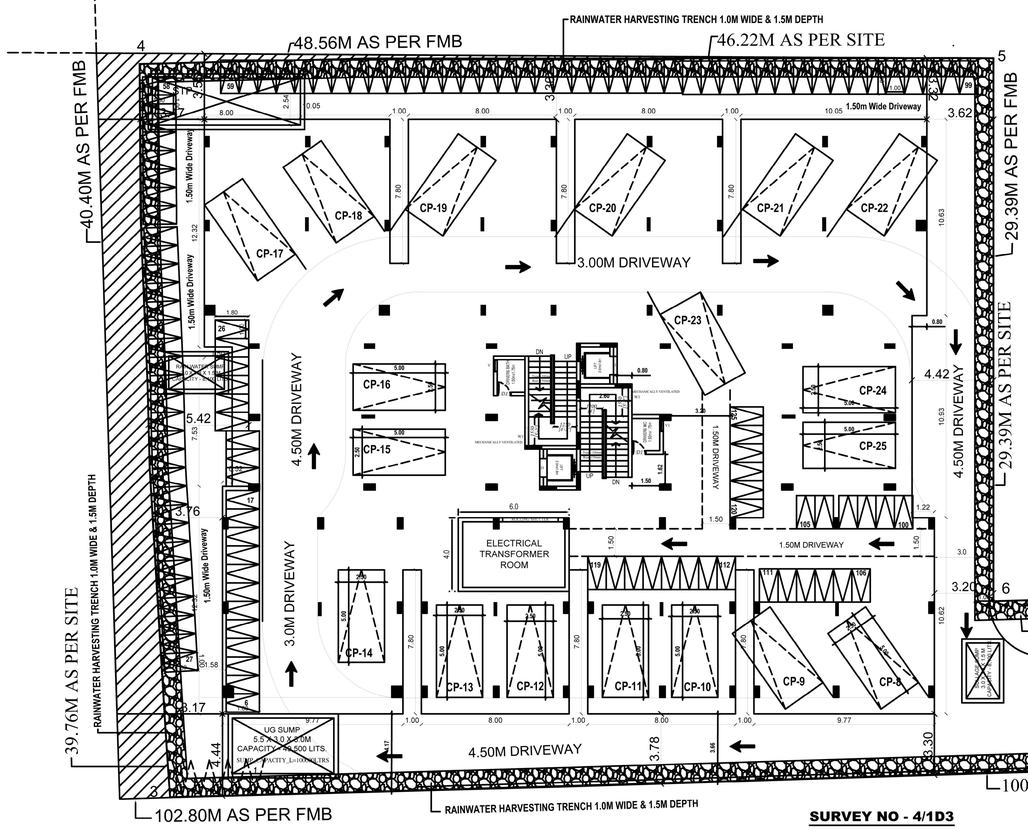
STRUCTURAL ENGINEER:

Er. K. YENGALS, B.E., M.E., (Struc.,)
REGISTERED ENGINEER / STRUCTURAL ENGINEER
CGLRGNURE/GR-1/2019/06/010
CGLRGN/SE/GR-2/2019/06/009
M/S TEAMWORK DEVELOPERS (P) LTD
No.120, 1st Floor, Part-B, Natesan Nagar
3rd Main Road, Virugambakkam,
Chennai-600 092, CELL: 9790990406

ARCHITECT SIGNATURE :

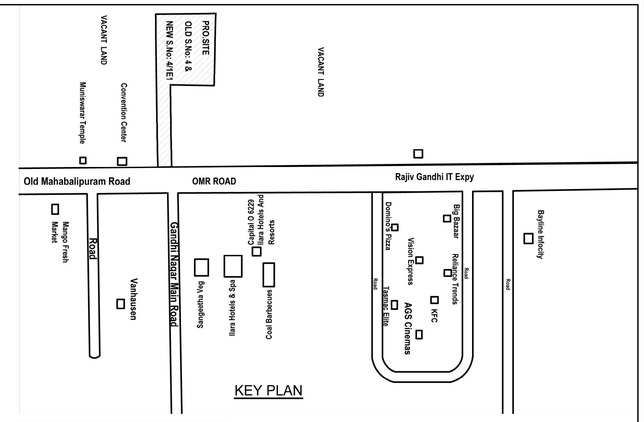
S. SHUNMUGAM, M.Arch., A.I.I.A
L.S.No. R.A 002032020, CA/2010/50027
SHAN ARC ASSOCIATES
#80/117, Old Velachery Road, Saidapet, Chennai - 15.
Mob : 9094094272 / Mail : archsan85@gmail.com

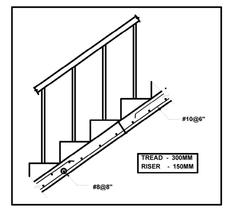
SURVEY NO - 20



AREA STATEMENT FOR DWELLING UNITS					
FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FORTH FLOOR	FIFTH FLOOR	AREA IN SQM
I F-01	II F-01	III F-01	IV F-01	V F-01	55.44
I F-02	II F-02	III F-02	IV F-02	V F-02	46.98
I F-03	II F-03	III F-03	IV F-03	V F-03	45.06
I F-04	II F-04	III F-04	IV F-04	V F-04	41.67
I F-05	II F-05	III F-05	IV F-05	V F-05	45.06
I F-06	II F-06	III F-06	IV F-06	V F-06	41.67
I F-07	II F-07	III F-07	IV F-07	V F-07	50.37
I F-08	II F-08	III F-08	IV F-08	V F-08	55.44
I F-09	II F-09	III F-09	IV F-09	V F-09	52.65
I F-10	II F-10	III F-10	IV F-10	V F-10	52.65
I F-11	II F-11	III F-11	IV F-11	V F-11	58.42
I F-12	II F-12	III F-12	IV F-12	V F-12	50.37
I F-13	II F-13	III F-13	IV F-13	V F-13	41.67
I F-14	II F-14	III F-14	IV F-14	V F-14	45.06
I F-15	II F-15	III F-15	IV F-15	V F-15	41.67
I F-16	II F-16	III F-16	IV F-16	V F-16	45.06
I F-17	II F-17	III F-17	IV F-17	V F-17	46.98
I F-18	II F-18	III F-18	IV F-18	V F-18	58.42
I F-19	II F-19	III F-19	IV F-19	V F-19	55.05
I F-20	II F-20	III F-20	IV F-20	V F-20	55.05

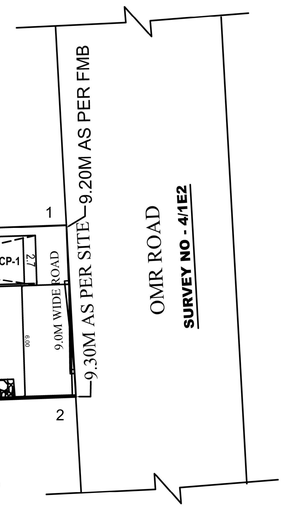
SURVEY NO - 4/1E1



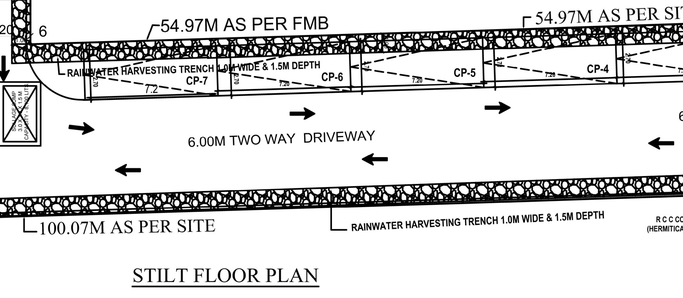


StairCase Detail

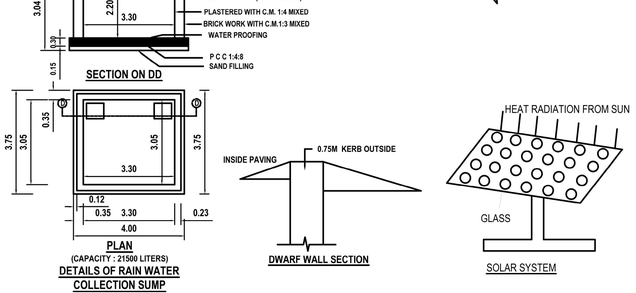
SURVEY NO - 4/1E2



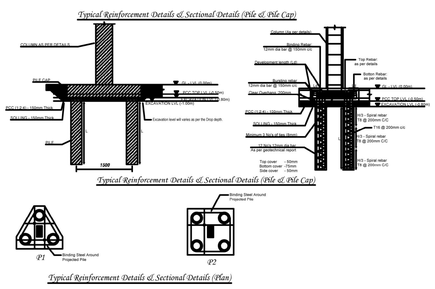
SURVEY NO - 4/1D3



STILT FLOOR PLAN

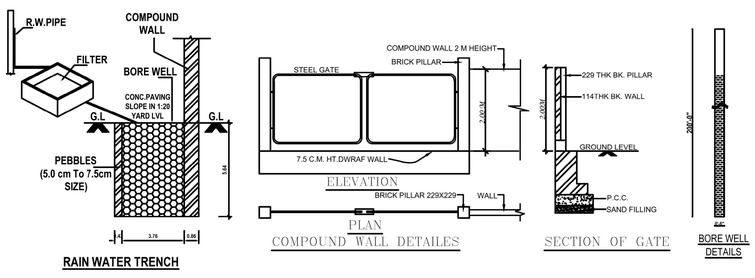


Typical Reinforcement Details & Sectional Details (Pile & Pile Cap)



NOTATION	PILE SIZE	SAFE LOAD	SECTION
	600 dia	45 Tonnes	12-12

PILE CAP DETAILS



PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING (AFFODABLE HOUSING) OF STILT + 5 FLOORS AT OLD SURVEY NO - 4, NEW SURVEY NO - 4/1E1A, OF NAVALUR VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.,

CATEGORY : RESIDENTIAL - AFFORDABLE HOUSING	SCALE - 1: 400
	ALL DIMENSIONS ARE IN METER

FOUNDATION	:	IN RCC FOOTING M25
SUPER STRUCTURE	:	IN CONCRETE IN C.M1:5 FOR 20 TH WALL & IN CM 1:4 FOR 10TH. WALL.
RCC M25	:	FOR COLUMNS, BEAMS, SLABS, SUNSHADE & LINTELS
FLOORING	:	CERAMIC TILES.
PLASTERING	:	IN CM 1:3 FOR CELING & CM 1:5 FOR WALLS
PAINTING	:	TWO COATS OF CEMENT PAINT OVER ONE COAT OF PRIMER FOR ALL PLASTERED SURFACE, TWO COATS ENAMEL PAINT FOR JOINERIES
JOINERY	:	IN WELL SEASONED WOOD.

AREA STATEMENT OF LAND DETAIL :-

SL.NO	DESCRIPTION	Sq.mt	Acres
1.	AS PER DOCUMENT	2308.30 Sq.mt	0.570 Acres
2.	AS PER FMB And PATTA	2305.00 Sq.mt	0.569 Acres
3.	SUPER IMPOSED LAND AREA	2207.45 Sq.mt	0.545 Acres

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI DEDUCTION AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	PROPOSED RESIDENTIAL BUILDING (STILT Floor)	24.00	1144.39	1168.39
2.	PROPOSED RESIDENTIAL BUILDING (FIRST Floor)	1168.39	-	1168.39
3.	PROPOSED RESIDENTIAL BUILDING (SECOND Floor)	1168.39	-	1168.39
4.	PROPOSED RESIDENTIAL BUILDING (THIRD Floor)	1168.39	-	1168.39
5.	PROPOSED RESIDENTIAL BUILDING (FOURTH Floor)	1168.39	-	1168.39
6.	PROPOSED RESIDENTIAL BUILDING (FIFTH Floor)	1168.39	-	1168.39
7.	PROPOSED RESIDENTIAL BUILDING (HEAD ROOM)	-	75.68	75.68
	TOTAL BUILDUP AREA	5865.95	1220.07	7086.02

FSI Calculation:

Floor Space Index :- 5865.95 / 2207.45 = 2.657

FSI Area = 2.00
PREMIUM FSI Area = 0.657
Total Area = 2.657
Total Floor Space Index Area = 5865.95 sq.m (AFFODABLE HOUSING)
Total F.S.I = 2.657 < 2.80
Allowable F.S.I = 2.00
Premium F.S.I = 0.657

FLOOR	UNIT NO
FIRST FLOOR	20 NOS
SECOND FLOOR	20 NOS
THIRD FLOOR	20 NOS
FORTH FLOOR	20 NOS
FIFTH FLOOR	20 NOS
TOTAL FLOOR	100 NOS

PARKING DETAILS

PARKING CATEGORY (Residential Building) :-
FSI AREA : 5865.95 Sq.mt

Parking Description	Required	Provided
Car Parking Stalls	NIL	25 Nos
Two Wheeler Stalls	100 Nos	125 Nos

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING

N
SCALE - 1:200

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 X 2.10M
D	DOOR	0.91 X 2.10M
	DOOR - 1	3.00 x 2.13M
D1	SLIDING DOOR	0.80 X 2.10M
SD	WINDOW	1.75 X 1.20M
W	WINDOW - 1	1.00 X 1.20M
W1	WINDOW - 2	0.40 X 1.20M
W2	WINDOW - 4	2.00 X 1.20M
W4	MECHANICALLY VENTILATOR	
KW	KITCHEN WINDOW	1.10 X 0.90M
KW1	KITCHEN WINDOW	2.50 X 0.90M
V1	MECHANICALLY VENTILATOR	0.40 X 1.25 M (BELOW ROOF BEAM)
V	VENTILATOR	0.65 X 0.90M

APPLICANT SIGNATURE :-

For NETWORK INFRA BUILDCON PVT. LTD.
Director

Er. K. YENGALS, B.E., M.E., (Struc.,)
REGISTERED ENGINEER / STRUCTURAL ENGINEER
COIL/ENGR/GR-1/2019/0018
COIL/ENGR/GR-2/2019/00008
M/S TEAMWORK DEVELOPERS (P) LTD
No.126, 1st Floor, Park-B, Ashtaram Nagar
3rd Main Road, Virugambakkam,
Chennai-600 092, CELL: 9790900406

STRUCTURAL ENGINEER :-

S. SHUNMUGAM M.Arch., A.I.I.A
L.S.No. B.A.R/2023/2020, CA/2019/50827
SHAN ARC ASSOCIATES
#509/117, Old Mahabalipuram Road, Sholinganallur, Chennai - 119.
Mob : 9884894272 / Mail : arcshan05@gmail.com

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,
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.