Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

DIGITALLY VERIFIED RECORD

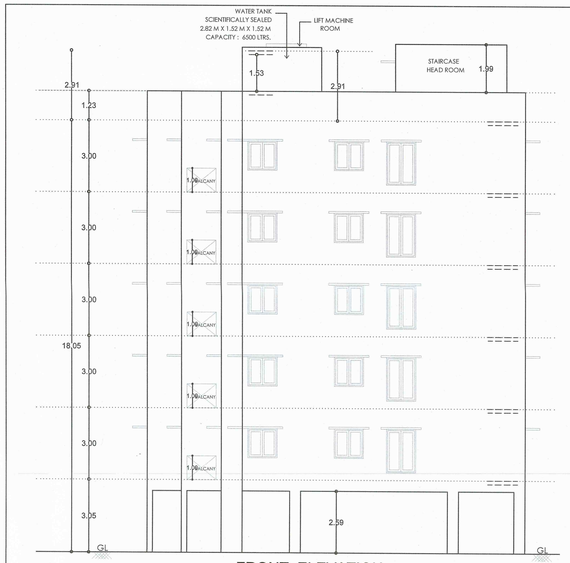
Scrutiny Reference Number:FCCNEYDD

Online Application Number:SWP/BPA/017790/2023

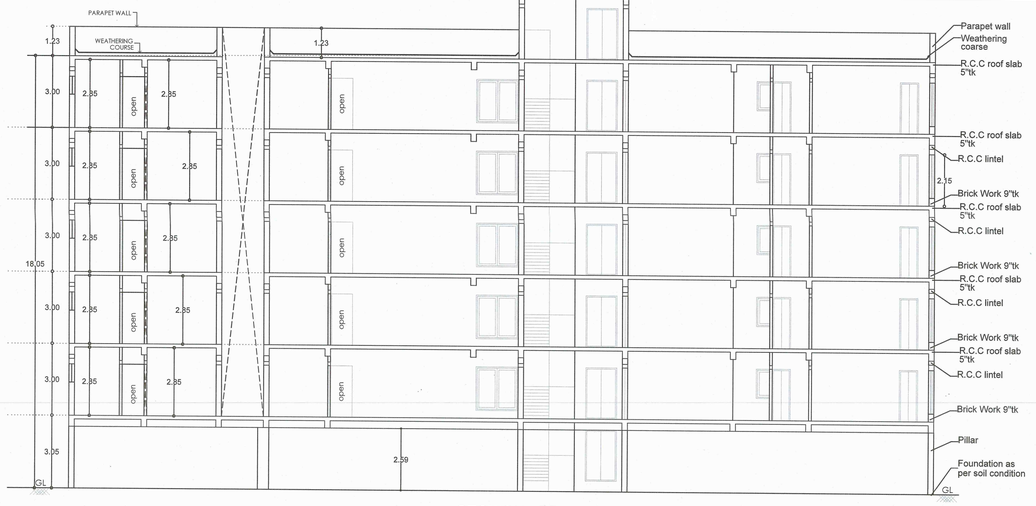
SHEET NO:3

PLAN SHOWING THE PROPOSED RESIDENTIAL APPARTMENT BUILDING IN PLOT NO:1&2,T.S.NO:1&2, (OLD T.S NO:2482/1A1PT,2482/1A2PT),BLOCK NO:68, S.WARD:X,THALLAKULAM VILLAGE ,VISWANATHAPURAM, MADURAI NORTH TALUK,MADURAI CORPORATION.

SCALE - 1:100



FRONT ELEVATION

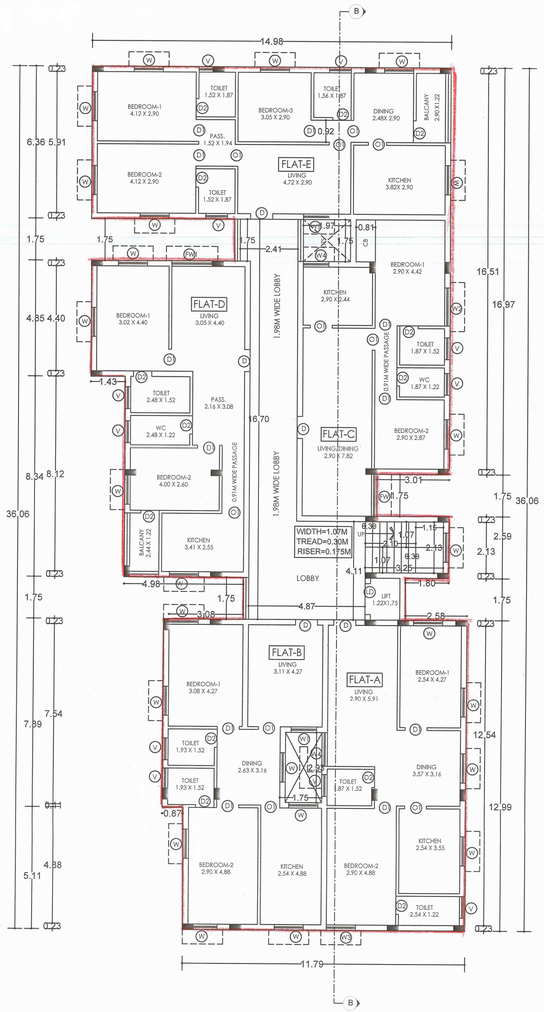


SECTION - BB

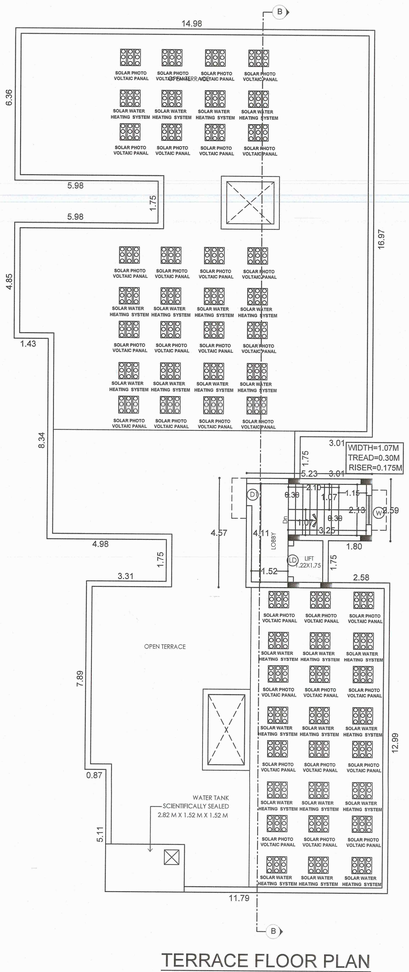
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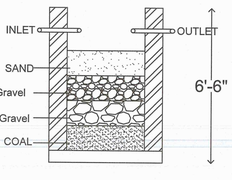
PRO.BUILDING



TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH&FIFTH FLOOR PLAN)

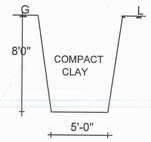


TERRACE FLOOR PLAN



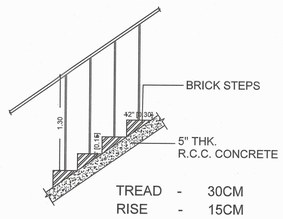
RAIN WATER COLL. TANK

(NTS)



TRIAL PIT

(NTS)

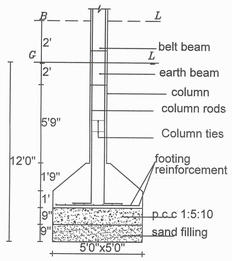


TREAD - 30CM

RISE - 15CM

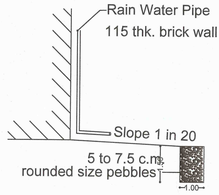
STAIRCASE DETAILS

(Scale 1:25)



FOUNDATION DETAILS

(NTS)



AREA DETAILS:	FSI AREA IN SQM	NON-FSI AREA IN SQM	TOTAL IN SQM
AREA OF STILT FLOOR	-------	463.54	463.54
AREA OF FIRST FLOOR	455.61	--------	455.61
AREA OF SECOND FLOOR	455.61	--------	455.61
AREA OF THIRD FLOOR	455.61	--------	455.61
AREA OF FOURTH FLOOR	455.61	--------	455.61
AREA OF FIFTH FLOOR	455.61	--------	455.61
AREA OF HEAD ROOM	-------	20.36	20.36
TOTAL AREA	2278.05	483.90	2761.95

AREA OF SITE (Document)	22.48CENTS	909.88 SQM
AREA OF SITE (As per TSLR)	22.32CENTS	903.50 SQM
Least Area to be taken		
AREA OF SITE (As per TSLR)	22.32CENTS	903.50 SQM

TOTAL F.S.I AREA= 2278.05 SQM

F.S.I - 2278.05/903.50

2.521 < 2.60 (PREMIUM F.S.I)

Plot Coverage= $\frac{\text{Max.One Floor Area}}{\text{Site Extent}} \times 100$

= $\frac{463.54}{903.50} \times 100$

Plot Coverage=51.30%

FLAT DETAILS

FLAT A =75.46 sq.m

FLAT B =85.30 sq.m

FLAT C =70.63 sq.m

FLAT D =76.00 sq.m

FLAT E =95.63 sq.m

Total Number of Units -25

CAR PARKING REQUIRED=24NOS
PROVIDED=22NOS+02 P.H
PROVIDED=24NOS

TWO WHEELER
PARKING REQUIRED=06NOS
PROVIDED=06NOS

NOTE:

1)DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
2)SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
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6)FE- FIRE EXTINGUISHER TO BE PROVIDED.
7)EA- EXTINGUISHING ALARM TO BE PROVIDED.
8)MV- MECHANICAL VENTILATION TO BE PROVIDED.

JOINERY DETAILS

D	-0.92M X 2.13M
D1	-0.92M X 2.13M
D2	-0.76M X 2.13M
W	-1.22M X 1.22M
W1	-1.07M X 1.82M
W2	-1.60M X 1.82M
W3	-1.22M X 1.82M
W4	-1.41M X 1.82M
FW	-1.75M X 1.82M
FW1	-1.82M X 1.82M
V	-0.91M X 0.76M

திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்,
மதுரை - 625017.
ந.க.எண்.SWP/BPA/017790/2023 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு "A முதல் D" வரை என எல்லையிடப்பட்ட மனையிட ஒப்புதலும், கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.
ம.வ/ம.உ.தி.கு. எண்: 384/2023
திட்ட அனுமதி எண்: 395/2023

OFFICE USE

M.KANNAN M.E.(STRUC).,
REG. NO : SE.01/2022 (Gr. I)
85/1F, Sri Ananda Ganapathy Illam,
North Gate, S.S.Colony, Madurai-10.

STRUCTURAL ENGINEER

For Yasin Builders Pvt. Ltd.
Director

APPLICANT

Er. KARTHIKAI KUMAR,B.E.,
TLPA/RCE 02/2021
69/2, V.R.S. Complex,
Shwagangal Main Road,
Near. Anna Bus Stand, MADURAI-20.
Cell: 98651 51000

CONSTRUCTION ENGINEER

R. MUTHUGANESH, B.Arch., MCA.,
COA. : 32487
No.38, Chandragandhi Nagar
By-Pass Road, Madurai-625 010.

ARCHITECT/ENGINEER

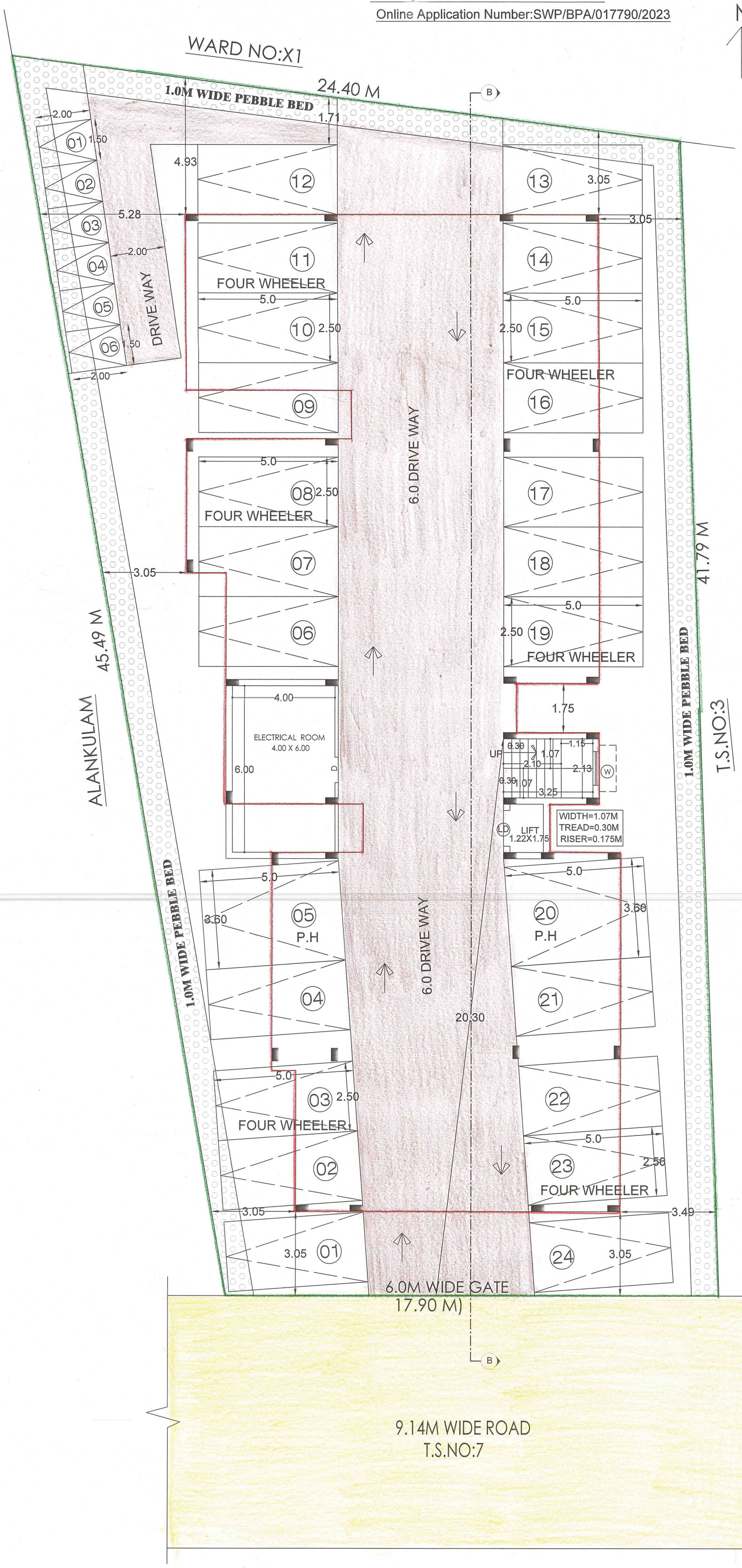
Scrutiny Reference Number:FCCNEYDD

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SHEET NO:2

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SCALE - 1:100



N

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REFERENCE:

- SITE
- PRO.BUILDING
- ROAD
- DRIVE WAY

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ம.வ/ம.உ.தி.கு. எண்: 384/2023
திட்ட அனுமதி எண்: 395B/2023

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Near. Anna Bus Stand, MADURAI-20.
Cell: 98651 51000

CONSTRUCTION ENGINEER

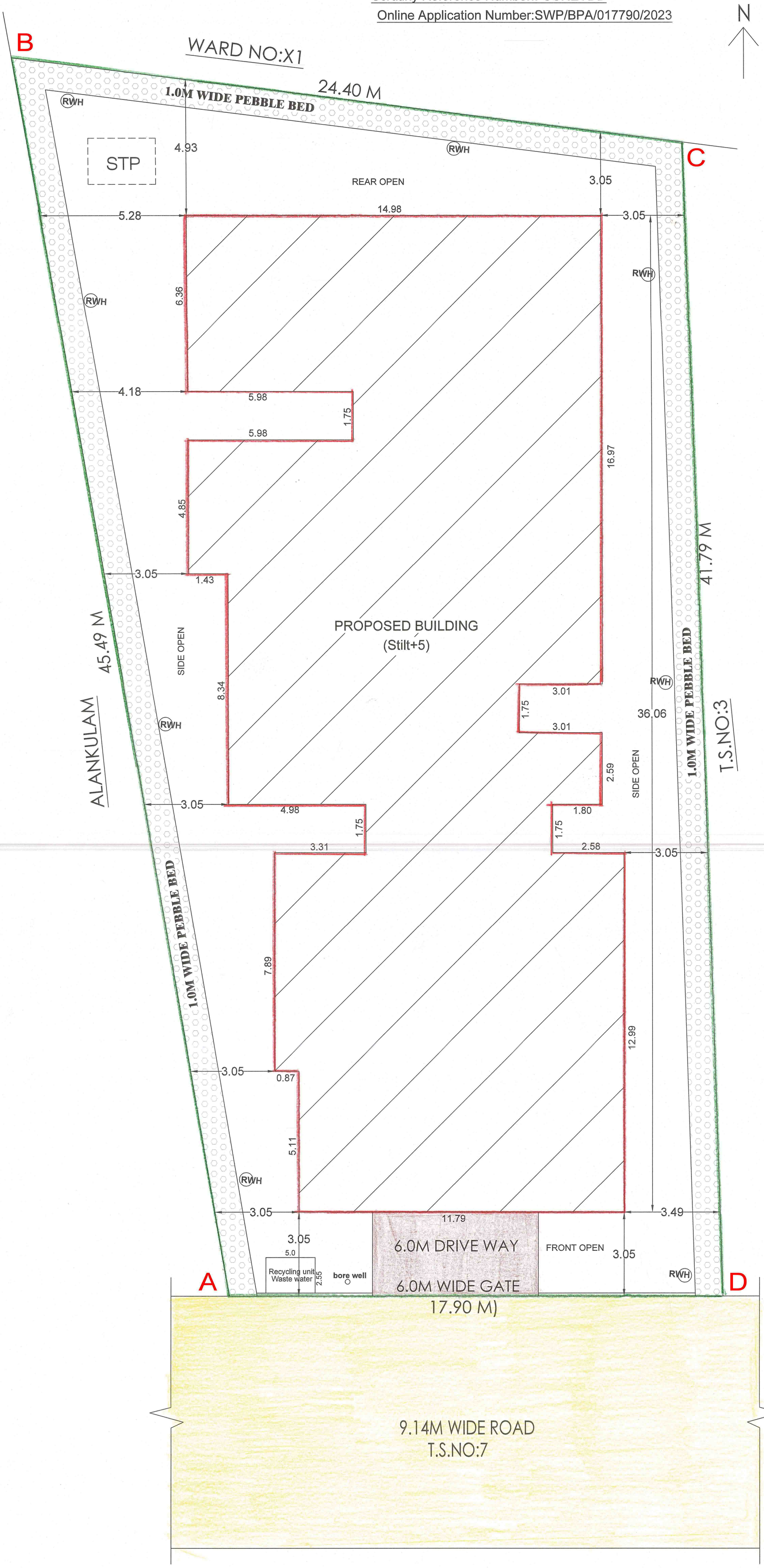
R. MUTHUGANESH, B.Arch., MCA.,
COA...: 3...
No.38, Chandragandhi Nagar
By-Pass Road, Madurai-625 010.

ARCHITECT/ENGINEER

STILT FLOOR PLAN

Scrutiny Reference Number:FCCNEYDD

Online Application Number:SWP/BPA/017790/2023



SITE PLAN

N

SHEET NO:1

SITE PLAN SHOWING THE PROPOSED RESIDENTIAL APPARTMENT BUILDING IN PLOT NO:1&2,T.S.NO:1&2, (OLD T.S NO:2482/1A1PT,2482/1A2PT),BLOCK NO:68, S.WARD:X,THALLAKULAM VILLAGE ,VISWANATHAPURAM, MADURAI NORTH TALUK,MADURAI CORPORATION.

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ARCHITECT/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.