Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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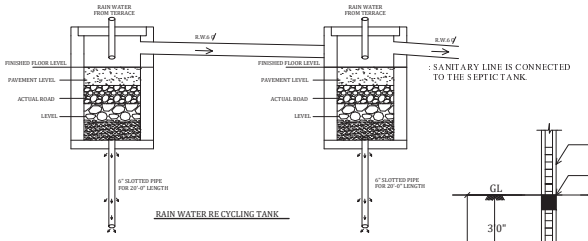
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Chennai 600 097, India

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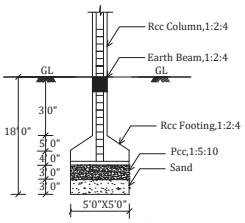
DIGITALLY VERIFIED RECORD

SHEET NO : 4

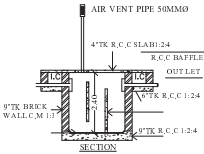
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.WARD-XXII,BLOCK-35 T.S.NO: 153/ 5, 6, & 7 (OLD S.NO-210/1PART,210/2 PART) AT MADAKULAM VILLAGE, THIRUPPARANKUNDRAM TALUK, MADURAI CORPORATION,MADURAI DISTRICT. (MADAKULAM DD PLAN NO-IV BODI LINE)



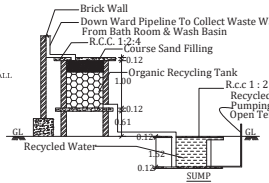
RAIN WATER RE CYCLING TANK

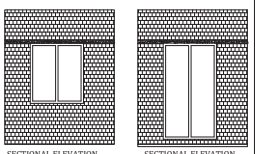


RCC COLUMN DETAILS

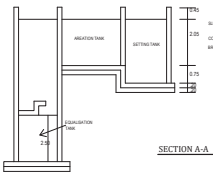


SECTION

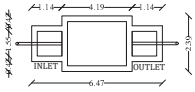




EARTH QUAKE RESISTANCE DETAILS



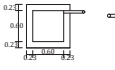
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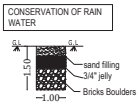
PLAN

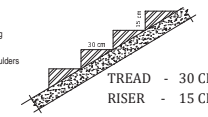
SEPTIC TANK DETAILS

SCALE 1"=8'0"



DETAILS FOR BATH ROOM WASTE WATER FILTERATION SYSTEM & SUMP



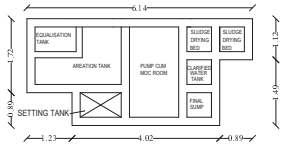


STAIRCASE DETAILS

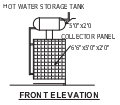


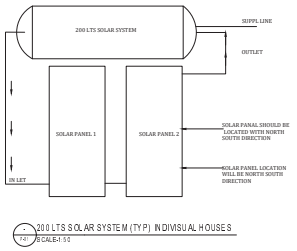
SOLAR WATER HEATING SYSTEM

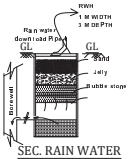
SCALE 1" = 8'0"



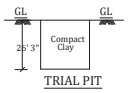
SEWAGE TREATMENT PLANT PLAN



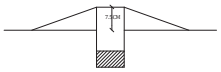




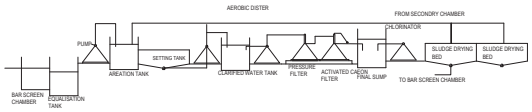
SEC. RAIN WATER HARVEST PIT



TRIAL PIT

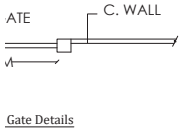


Dwarf Wall Details

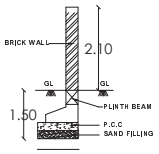


SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM

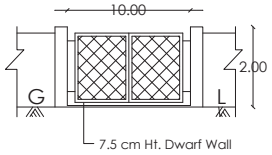




Gate Details



Section



Elevation

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Executive Partner & Geotechnical Consultant
Sr. PE, Engineering Council of India
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COA: 1983/07449

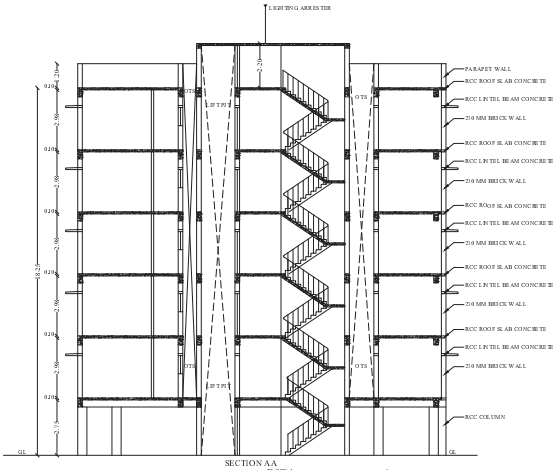
ARCHITECT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.WARD-XXII,BLOCK-35 T.S.NO: 153/ 5, 6, & 7 (OLD S.NO-210/1PART,210/2 PART) AT MADAKULAM VILLAGE, THIRUPPARANKUNDRAM TALUK, MADURAI CORPORATION,MADURAI DISTRICT. (MADAKULAM DD PLAN NO-IV BODI LINE)

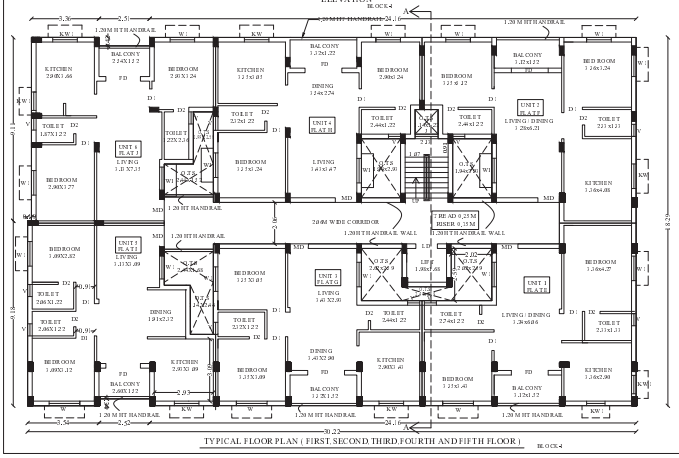
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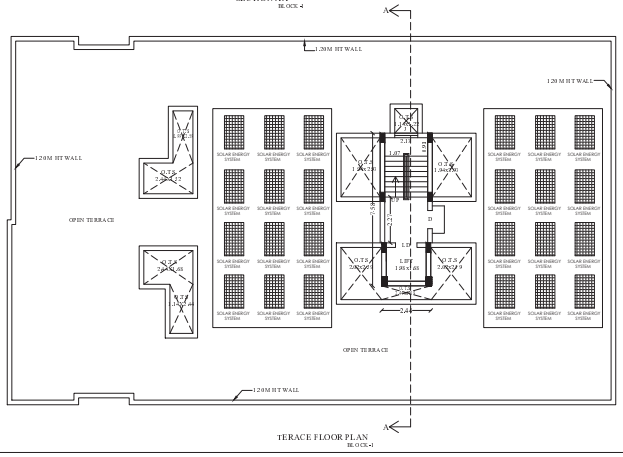
ELEVATION



SECTION AA



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



TERACE FLOOR PLAN

JOINERY DETAILS (BLOCK-1)

MD	MAIN DOOR	1.07 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
LD	LIFT DOOR	1.07 x 2.10
FD	FRENCH DOOR	1.83 x 2.10
KW	KITCHEN WINDOW	1.22x 0.91
KW1	KITCHEN WINDOW	0.91 x 0.91
W	WINDOW	1.52x 1.22
W1	WINDOW	1.22x 1.22
V	VENTILATOR	0.60x 0.91
J	JALLY	1.14x 0.91

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Tallakulam, Madurai - 2

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Er.S. LOGANATHAN
Engineering Consultant

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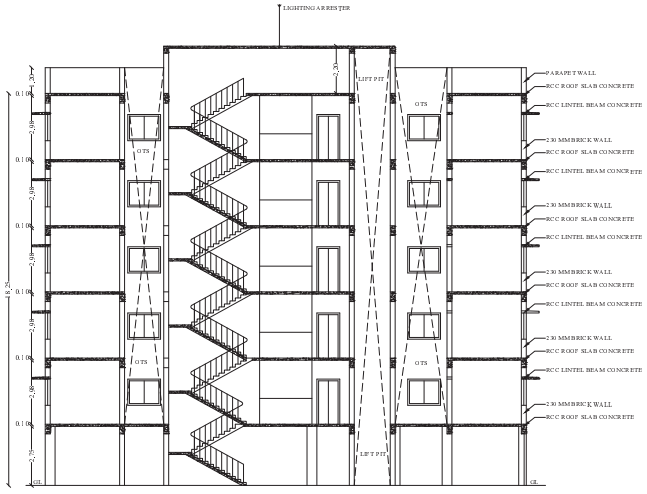
APPLICANT

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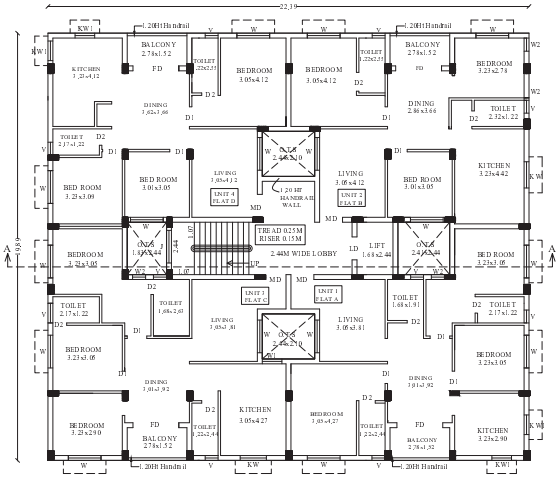
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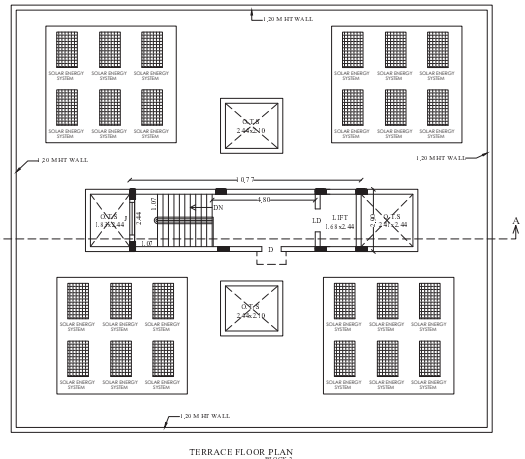
ELEVATION
BLOCK 2



SECTION AA
BLOCK 2



TYPICAL FLOOR PLAN (FIRST,SECOND,THIRD,FOURTH AND FIFTH FLOOR)
BLOCK 2



TERRACE FLOOR PLAN
BLOCK 2

JOINERY DETAILS (BLOCK-2)

MD	MAIN DOOR	1.07 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
LD	LIFT DOOR	1.07 x 2.10
FD	FRENCH DOOR	2.13 x 2.10
KW	KITCHEN WINDOW	1.22x0.91
KW1	KITCHEN WINDOW	0.91x 0.91
W	WINDOW	1.52x 1.22
W1	WINDOW	0.91x 1.22
W2	WINDOW	0.60x1.22
V	VENTILATOR	0.60x 0.91
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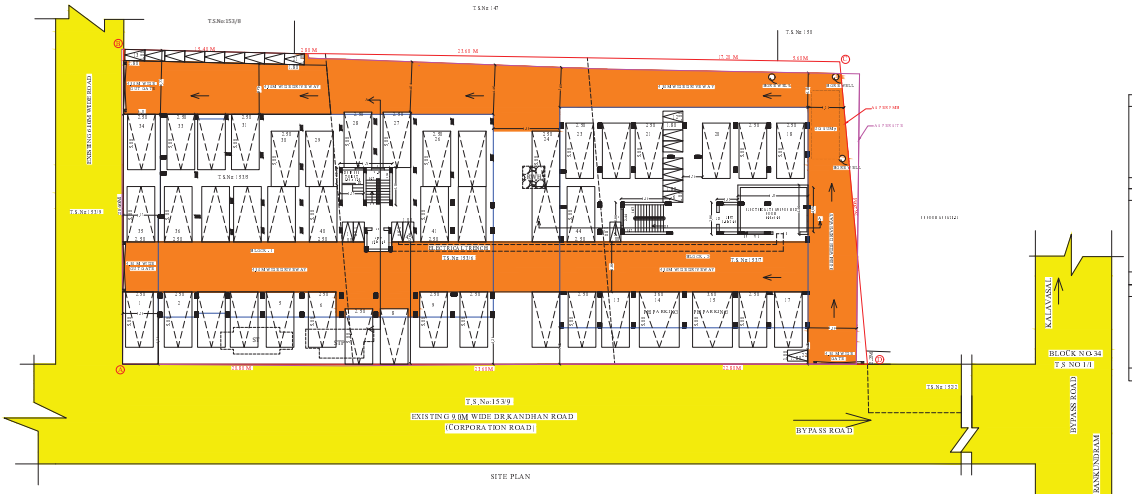
ARCHITECT

B. Karunakaran, a. Vasa

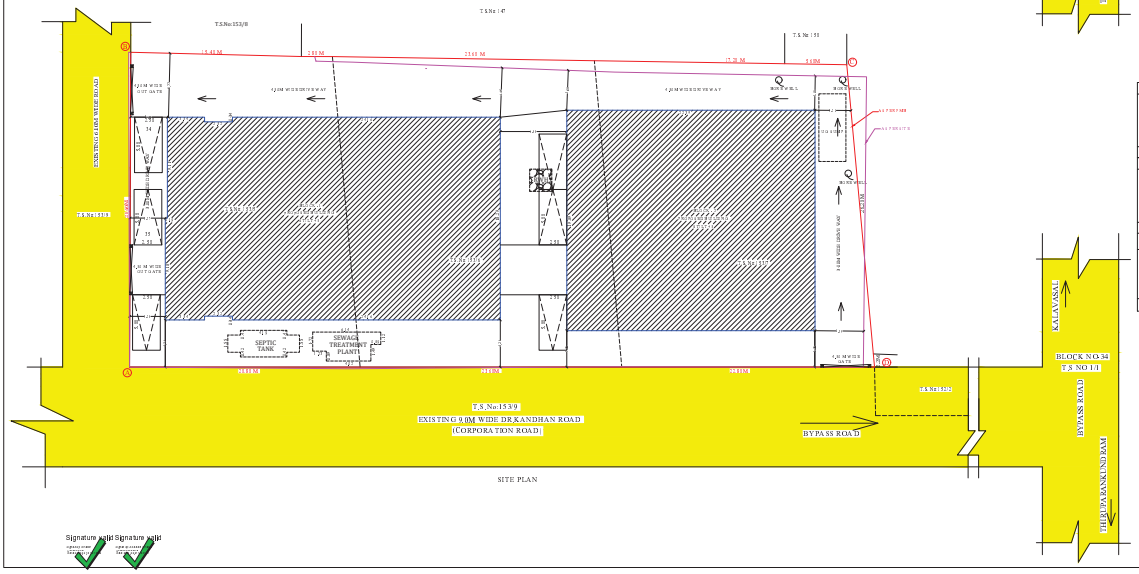
APPLICANT

SHEET NO. 1

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.WARD-XXII,BLOCK-35 T.S.NO: 153/ 5, 6, & 7 (OLD S.NO-210/1 PART,210/2 PART) AT MADAKULAM VILLAGE, THIRUPPARANKUNDRAM TALUK, MADURAI CORPORATION,MADURAI DISTRICT. (MADAKULAM DD PLAN NO-IV BODI LINE)



SITE PLAN



SITE PLAN

DWELLING AREA (BLOCK-1)

FIRST FLOOR	SECOND FLOOR
UNIT-1 = 79.64 sq.m	UNIT-1 = 79.64 sq.m
UNIT-2 = 78.92 sq.m	UNIT-2 = 78.92 sq.m
UNIT-3 = 74.43 sq.m	UNIT-3 = 74.43 sq.m
UNIT-4 = 74.51 sq.m	UNIT-4 = 74.51 sq.m
UNIT-5 = 72.87 sq.m	UNIT-5 = 72.87 sq.m
UNIT-6 = 72.90 sq.m	UNIT-6 = 72.90 sq.m
TOTAL = 453.30 sq.m	TOTAL = 453.30 sq.m
THIRD FLOOR	FOURTH FLOOR
UNIT-1 = 79.64 sq.m	UNIT-1 = 79.64 sq.m
UNIT-2 = 78.92 sq.m	UNIT-2 = 78.92 sq.m
UNIT-3 = 74.43 sq.m	UNIT-3 = 74.43 sq.m
UNIT-4 = 74.51 sq.m	UNIT-4 = 74.51 sq.m
UNIT-5 = 72.87 sq.m	UNIT-5 = 72.87 sq.m
UNIT-6 = 72.90 sq.m	UNIT-6 = 72.90 sq.m
TOTAL = 453.30 sq.m	TOTAL = 453.30 sq.m
FIFTH FLOOR	
UNIT-1 = 79.64 sq.m	
UNIT-2 = 78.92 sq.m	
UNIT-3 = 74.43 sq.m	
UNIT-4 = 74.51 sq.m	
UNIT-5 = 72.87 sq.m	
UNIT-6 = 72.90 sq.m	
TOTAL = 453.30 sq.m	

DWELLING AREA (BLOCK-2)

FIRST FLOOR	SECOND FLOOR
UNIT-1 = 102.59 sq.m	UNIT-1 = 102.59 sq.m
UNIT-2 = 94.10 sq.m	UNIT-2 = 94.10 sq.m
UNIT-3 = 102.59sq.m	UNIT-3 = 102.59 sq.m
UNIT-4 = 94.10 sq.m	UNIT-4 = 94.10 sq.m
TOTAL = 393.38 sq.m	TOTAL = 393.38 sq.m
THIRD FLOOR	FOURTH FLOOR
UNIT-1 = 102.59 sq.m	UNIT-1 = 102.59 sq.m
UNIT-2 = 94.10 sq.m	UNIT-2 = 94.10 sq.m
UNIT-3 = 102.59sq.m	UNIT-3 = 102.59 sq.m
UNIT-4 = 94.10 sq.m	UNIT-4 = 94.10 sq.m
TOTAL = 393.38 sq.m	TOTAL = 393.38 sq.m
FIFTH FLOOR	
UNIT-1 = 102.59 sq.m	
UNIT-2 = 94.10 sq.m	
UNIT-3 = 102.59sq.m	
UNIT-4 = 94.10 sq.m	
TOTAL = 393.38 sq.m	

(SCALE 1: 100)

REFERENCE -
SITE BOUNDARY -
FMB BOUNDARY -
EXISTING ROAD -
DRIVEWAY -
PROPOSED BUILDING -

SITE AREA DETAILS:
As Per TSLR Area - 1818.00 SQM
As Per Document Area - 1815.63 SQM
As Per Superimposed Area - 1810.878 SQM

AREA DETAILS

Descriptions	Non FSI	FSI	Total Area
Still Floor (Block-1)	549.09		549.09
First Floor (Block-1)		511.04	511.04
Second Floor (Block-1)		511.04	511.04
Third Floor (Block-1)		511.04	511.04
Fourth Floor (Block-1)		511.04	511.04
Fifth Floor (Block-1)		511.04	511.04
Head Room (Block-1)	19.32		19.32
Still Floor (Block-2)	417.21	28.25	445.46
First Floor (Block-2)		424.75	424.75
Second Floor (Block-2)		424.75	424.75
Third Floor (Block-2)		424.75	424.75
Fourth Floor (Block-2)		424.75	424.75
Fifth Floor (Block-2)		424.75	424.75
Head Room (Block-2)	31.23		31.23
Total	1016.85	4707.20	5724.05

Plot Coverage = 994.55 / 1815.63 x100 = 54.77%

Floor Space Index = 4707.20 / 1815.63 = 2.59 (2.0+0.59)

PREMIUM FSI CALCULATION = 2.00x30/100 = 0.6 (Approach Road Width 9m)

PREMIUM FSI AREA - 1075.94 SQM

No. of Car Parking Required - 44 Nos
No. of Car Parking Provided - 44 Nos
Including PH and visitor's Parking

No. of Two Wheeler Parking Required - 22 Nos
No. of Two Wheeler Parking Provided - 22 Nos
Including PH and visitor's Parking

Signature valid Signature valid

CONSTRUCTION ENGINEER	GEO TECH
STRUCTURAL ENGINEER	ARCHITECT

APPLICANT

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

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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.