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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

REVISED SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF MULTI STOREY BUILDING [STILT + 7 FLOORS] AND REVISED SPECIAL BUILDING BLOCKS AS ON GROUND REALITY IN S.F. Nos : 16/4A, 16/4B, 65/4, 65/5A,65/5B, 76/4, 76/5, 77/1 A, 77/1B,77/2B, 77/2C1[A,B,C,D,E,F] , 77/2C2 , 77/3A ,77/3B, 78/1, 78/2, 79/1, 79/2, 80/1, 80/2, 81/1, 81/2, 82, 83, 85, 86/1B, 86/1C,86/2A, 86/2B,87/1A, 87/1B1,87/1B2, 87/2A, 87/ 2B, 87/2C, 88/1, 88/2, 88/3, 89/2, 89/3 A, 89/ 3B, 89/3C, 89/4 A, 89/4B, 90, 95/4 , PERUMATTUNALLUR VILLAGE, CHENGALPATTU TALUK, KANJIPURAM DISTRICT. (Revision sought for DTCP Approval in Roc No.: 15592 / 2009 /SC dt 07-12-2009 and Chengalpattu RDD Roc No.: 1586 / 09 CR 7 dated 26-02-2010).

SHEET NO : 1 / 35

SCALE :- 1 : 800

SITE PLAN

SCALE 1 : 400

AREA DETAILS :- All Details are given in Sq.m																										
DESCRIPTION		STILT FLOOR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	TERRACE FLOOR	LIFT SHAFT	ELECTRICAL ROOM / MULTI FLOOR	BALCONY	FIRE ESCAPE STAIRCASE	TOTAL	No. of Flats		Car Parking Required	Car Parking Provided Covered	Car Parking Provided Open	Two Wheeler Parking
																	NON-FSI	FSI				
TOWER 1	NON-FSI	2803.00	---	---	2461.12	2461.12	2461.12	---	---	---	---	---	---	---	---	10740.48	---	---	---	---	---	---
	FSI	---	---	---	---	---	---	---	---	---	107.6	12.88	28.16	120.40	---	3372.04	---	3493.28	---	---	---	---
TOWER 2	NON-FSI	2568.77	---	---	---	---	---	---	---	---	98.1	9.66	29.60	485.51	---	3186.64	24 X 4 Floors =96Nos		96 Nos	111 Nos	---	93 Nos
	FSI	---	---	2568.77	2568.77	2568.77	2568.77	NIL	NIL	NIL	---	---	---	---	---	10275.08						
TOWER 3	NON-FSI	1734.31	---	---	---	---	---	---	---	---	65.4	6.44	28.16	313.86	---	2148.17	16 X 4 Floors =64Nos		64 Nos	68 Nos	---	52 Nos
	FSI	---	---	1734.31	1734.31	1734.31	1734.31	---	---	---	---	---	---	---	---	6937.24						
TOWER 4	NON-FSI	2986.37	---	---	---	---	---	---	---	---	80.6	9.66	28.16	583.11	---	3687.90	24 X 4 Floors =96Nos		96 Nos	139 Nos	---	60 Nos
	FSI	---	---	2986.37	2986.37	2986.37	2986.37	---	---	---	---	---	---	---	---	11945.48						
TOWER 5	NON-FSI	2011.12	---	---	---	---	---	---	---	---	54.6	9.66	28.16	391.37	---	2494.91	16 X 4 Floors =64Nos		64 Nos	75 Nos	---	79 Nos
	FSI	---	---	2011.12	2011.12	2011.12	2011.12	---	---	---	---	---	---	---	---	8044.48						
TOWER 6	NON-FSI	1987.66	---	---	---	---	---	---	---	---	55.5	9.66	28.16	393.82	---	2445.90	23 X 4 Floors =92Nos		92 Nos	96 Nos	---	17 Nos
	FSI	---	---	1987.66	1987.66	1987.66	1987.66	---	---	---	---	---	---	---	---	7950.64						
TOWER 7	NON-FSI	1981.70	---	---	---	---	---	---	---	---	72.2	11.97	28.16	372.24	---	2466.27	23 X 4 Floors =92Nos		92 Nos	103 Nos	---	17 Nos
	FSI	---	---	1981.70	1981.70	1981.70	1981.70	---	---	---	---	---	---	---	---	7926.80						
TOWER 8 [UG]	NON-FSI	777.56	---	---	---	---	---	---	---	---	52.1	10.81	28.16	304.50	113.12	1286.35	16 X 7 Floors =112Nos		NIL	NIL	---	122 Nos
	FSI	---	---	777.56	777.56	777.56	777.56	777.56	777.56	777.56	---	---	---	---	---	5442.92						
TOWER 9	NON-FSI	617.76	---	---	---	---	---	---	---	---	51.9	10.81	28.90	195.75	113.12	1018.34						
	FSI	---	---	617.76	617.76	617.76	617.76	617.76	617.76	617.76	---	---	---	---	---	4324.32	8 X 7 Floors =56Nos		28 Nos	19 Nos	9 Nos	36 Nos
TOWER 10	NON-FSI	206.06	---	---	---	---	---	---	---	---	53.5	10.81	28.16	261.00	113.12	672.66	8 X 7 Floors =56Nos		54 Nos	13 Nos	41 Nos	8 Nos
	FSI	---	545.40	757.56	757.56	757.56	757.56	757.56	757.56	---	---	---	---	---	---	5090.76						
TOWER 11 [UG]	NON-FSI	777.56	---	---	---	---	---	---	---	---	52.1	10.81	28.16	304.50	113.12	1286.35	16 X 7 Floors =112Nos		NIL	NIL	---	122 Nos
	FSI	---	---	777.56	777.56	777.56	777.56	777.56	777.56	777.56	---	---	---	---	---	5442.92						
TOWER 12	NON-FSI	1971.20	---	---	---	---	---	---	---	---	46.9	---	28.16	391.90	---	2436.12	16 X 4 Floors =64Nos		64 Nos	101 Nos	---	60 Nos
	FSI	---	---	1971.20	1971.20	1971.20	1971.20	NIL	NIL	NIL	---	---	---	---	---	7884.80						
TOWER 13	NON-FSI	1105.66	---	---	---	---	---	---	---	---	53.5	10.81	26.57	374.92	113.12	1684.68	10 X 7 Floors =70 Nos		70 Nos	46 Nos	24 Nos	26 Nos
	FSI	---	---	1105.66	1105.66	1105.66	1105.66	1105.66	1105.66	1105.66	---	---	---	---	---	7739.62						
TOWER 14	NON-FSI	255.86	---	---	---	---	---	---	---	---	53.5	10.81	28.16	374.91	113.12	823.43	10 X 7 Floors =70 Nos		70 Nos	46 Nos	24 Nos	26 Nos
	FSI	---	721.30	963.30	963.30	963.30	963.30	963.30	---	---	---	---	---	---	---	6621.70						
TOWER 15	NON-FSI	1105.66	---	---	---	---	---	---	---	---	53.5	10.81	26.57	374.92	113.12	1684.66	10 X 7 Floors =70 Nos		70 Nos	46 Nos	24 Nos	26 Nos
	FSI	---	---	1105.66	1105.66	1105.66	1105.66	1105.66	1105.66	---	---	---	---	---	---	7739.62						
TOWER 16	NON-FSI	1713.70	---	---	---	---	---	---	---	---	52.4	7.98	28.16	374.92	---	2177.04	16 X 4 Floors =64Nos		64 Nos	80 Nos	---	38 Nos
	FSI	---	---	1713.70	1713.70	1713.70	1713.70	NIL	NIL	NIL	---	---	---	---	---	6854.80						
TOWER 17	NON-FSI	1914.50	---	---	---	---	---	---	---	---	57.8	7.98	29.83	322.11	---	2332.20	18 X 4 Floors =72Nos		72 Nos	87 Nos	---	60 Nos
	FSI	---	---	1914.50	1914.50	1914.50	1914.50	---	---	---	---	---	---	---	---	7658.0						
TOWER 18	NON-FSI	1971.20	---	---	---	---	---	---	---	---	46.9	7.98	28.16	381.90	---	2436.12	16 X 4 Floors =64 Nos		64 Nos	101 Nos	---	60 Nos
	FSI	---	---	1971.20	1971.20	1971.20	1971.20	NIL	NIL	NIL	---	---	---	---	---	7884.80						
TOWER 19	NON-FSI	1914.50	---	---	---	---	---	---	---	---	57.8	7.98	28.16	322.11	---	2332.2	18 X 4 Floors =72Nos		72 Nos	87 Nos	---	60 Nos
	FSI	---	---	1914.50	1914.50	1914.50	1914.50	---	---	---	---	---	---	---	---	7658.00						
TOWER 20	NON-FSI	1914.50	---	---	---	---	---	---	---	---	57.8	7.98	28.16	322.11	---	2332.2	18 X 4 Floors =72Nos		72 Nos	87 Nos	---	60 Nos
	FSI	---	---	1914.50	1914.50	1914.50	1914.50	NIL	NIL	NIL	---	---	---	---	---	7658.00						
TOWER 21	NON-FSI	1006.16	---	---	---	---	---	---	---	---	54.0	10.81	28.16	360.64	113.12	1573.35	12 X 7 Floors =84 Nos		84 Nos	52 Nos	32 Nos	23 Nos
	FSI	---	---	1006.16	1006.16	1006.16	1006.16	1006.16	1006.16	1006.16	---	---	---	---	---	7043.12						
TOWER 22	NON-FSI	1415.66	---	---	---	---	---	---	---	---	53.6	10.81	28.16	460.94	113.12	2082.29	16X 7Floors =112 Nos		112 Nos	75 Nos	37 Nos	26 Nos
	FSI	---	---	1415.66	1415.66	1415.66	1415.66	1415.66	1415.66	1415.66	---	---	---	---	---	9909.62						
TOWER 23	NON-FSI	1006.16	---	---	---	---	---	---	---	---	54.0	10.81	28.16	360.64	113.12	1573.35	12 X 7 Floors =84 Nos		84 Nos	52 Nos	32 Nos	23 Nos
	FSI	---	---	1006.16	1006.16	1006.16	1006.16	1006.16	1006.16	1006.16	---	---	---	---	---	7043.12						
TOWER 24	NON-FSI	1006.16	---	---	---	---	---	---	---	---	54.0	10.81	28.16	360.64	113.12	1573.35	12 X 7 Floors =84 Nos		84 Nos	52 Nos	32 Nos	23 Nos
	FSI	---	---	1006.16	1006.16	1006.16	1006.16	1006.16	1006.16	1006.16	---	---	---	---	---	7043.12						
TOWER 25	NON-FSI	1105.66	---	---	---	---	---	---	---	---	53.5	10.81	26.57	374.92	113.12	1684.66	10 X 7 Floors =70 Nos		70 Nos	46 Nos	24 Nos	26 Nos
	FSI	---	---	1105.66	1105.66	1105.66	1105.66	1105.66	1105.66	---	---	---	---	---	---	7739.62						
TOWER 26	NON-FSI	1415.66	---	---	---	---	---	---	---	---	53.6	10.81	28.16	460.94	113.12	2082.29	16X 7Floors =112 Nos		112 Nos	75 Nos	37 Nos	26 Nos
	FSI	---	---	1415.66	1415.66	1415.66	1415.66	1415.66	1415.66	1415.66	---	---	---	---	---	9909.62						
TOWER 27	NON-FSI	1415.66	---	---	---	---	---	---	---	---	53.6	10.81	28.16	460.94	113.12	2082.29	16X 7Floors =112 Nos		112 Nos	75 Nos	37 Nos	26 Nos
	FSI	---	---	1415.66	1415.66	1415.66	1415.66	1415.66	1415.66	1415.66	---	---	---	---	---	9909.62						
CLUB - 1	NON-FSI	---	---	---	---	---	---	---	---	---	45.8	---	---	---	---	45.8						
	FSI	---	479.09	416.66	---	---	---	---	---	---	---	---	---	---	---	895.75						
CLUB - 2	NON-FSI	---	---	---	---	---	---	---	---	---	31.8	---	---	---	---	31.8						
	FSI	---	949.00	576.00	---	---	---	---	---	---	---	---	---	---	---	1525.00						
SHOP	NON-FSI	---	---	---	---	---	---	---	---	---	31.8	---	---	---	---	31.8						
	FSI	---	445.0	424.35	---	---	---	---	---	---	---	---	---	---	---	869.38						
TOTAL	NON-FSI	40699.77	---	---	---	---	---	---	---	---	---	---	---	---	---	54865.19						
	FSI	---	3139.79	43043.87	41626.83	41626.83	41626.83	14496.18	14496.18	12756.32	---	---	---	---	---	212811.83						422 Nos

PLOT COVERAGE (PC)	
TOWER-1 to 27	41956.47 Sqm
CLUBHOUSE-1&2	1428.09 Sqm
SHOP	445 Sqm
TOTAL	43829.56 Sqm
PC : 43829.56 / 146160.07 x100 = 29.98%	

AREA OF THE SITE : 146160.07 Sq.m	
FSI CALCULATION	
TOWER-1 to 27	209521.70 Sqm
CLUBHOUSE-1&2	2420.75 Sqm
SHOP	869.38 Sqm
TOTAL	212811.83 Sqm
FSI : 212811.83 / 146160.07 = 1.456	

PARKING DETAILS	
CAR PARKING DETAILS :-	
REQUIRED : 2030 No's	
PROVIDED : 2229 No's	
TWO WHEELER PARKING DETAILS :-	
REQUIRED : 224 No's	
PROVIDED : 1277 No's	

OPEN SPACE RESERVATION	
OSR AREA	14620 SQM
% Of OSR	14620/146160 = 10.002%
OSR GIFTED AREA TO BE GIFTED FOR OSR	14614.5 SQM / 6.19 SQM

REFERENCE
EXISTING ROAD :-
SITE BOUNDARY :-
OSR AREA :-
UNDER CONSTRUCTION :-
TO BE CONSTRUCTED :-
F.S. - FIRE SUMP
S.T.P :- SEWAGE TREATMENT PLANT

ALL METRIC DIMENSIONS ARE IN mm

APPLICANT

For Shriram Structures Pvt. Ltd.
Authorised Signatory

S.RAMANUJAM, M.E.
CHARTERED ENGINEER (SE-002155)
STRUCTURAL ENGINEER

S.KAMALANATHAN, B.ARCH., F.I.I.A.
Reg.No.CA/1999/30004
CHOLA CHAMBERS
I.A.A.ARCHITECT No.CA/1975/31
ARCHITECT / LBS

APPD. LAYOUT NO.09/2007
APPD. Layout LP/DTP NO.532/95
APPD. Layout LP/DTP NO.532/95
APPD.LAYOUT NO. 2006-336 I.P. 232
S.F.NO.65/2
S.F.NO.95/1E
S.F.NO.95/1F LP/DTP NO.532/95
S.F.NO.84
S.F.NO.16/4C
S.F.NO.17
S.F.NO.91
S.F.NO.69/1
S.F.NO.95/3
S.F.NO.96
S.F.NO.76/3
S.F.NO.65/3
S.F.NO.65/1
S.F.NO.77/2A
S.F.NO.94
S.F.NO.63
TO PERUMATTU NALLUR
TO KANNIVAKKAM DARGAS
300' WIDE EXISTING PANDHAVAR ROAD
ENTRY
EXIT
40'0" wide road
23'0" Wide Road
Housing Layout
POWER HOUSE
STP
SHOP
CLUB HOUSE 2
Club house-1
LANDSCAPE AREA
BUND
O.S.R
O.S.R (Already Gifted)
15 m Set Back Line
LAKE
12.19 M WIDE DRIVE WAY
7.2 M WIDE DRIVE WAY
8.2 M WIDE DRIVE WAY
3.5 M WIDE DRIVE WAY
LANDSCAPE
STILT + 7 FLOORS Height of the Building- 23.90m
STILT + 4 FLOORS Height of the Building- 13.90m
GROUND + 6 FLOORS Height of the Building- 20.9m

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.