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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF *RESIDENTIAL* BUILDING (29-DWELLINGS) *IN PLOT* NOS:46west part, 47west part, 48west part, 49west part, வரன்முறைப்படுத்தப்பட்ட மனைப்பிரிவு ம.எ/தூ.திரு (வரன்முறை) எண்:57/2018, S.NO:454/8, MEELAVITTAN PART II VILLAGE, THOOTHUKUDI TALUK, THOOTHUKUDI CITY MUNICIPAL CORPORATION.

JOINERIES

D	DOOR	1.22 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
LD	LIFT DOOR	1.00 X 2.10
FW	FRENCH WINDOW	2.44 X 2.10
FW1	FRENCH WINDOW	1.22 X 2.10
GW	GLASS WINDOW	6.25 X 2.10
GW1	GLASS WINDOW	4.72 X 2.10
W	WINDOW	1.52 X 1.37
W1	WINDOW	1.22 X 1.37
W2	WINDOW	1.07 X 1.37
W3	WINDOW	0.91 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.00
V	VENTILATOR	0.91 X 0.61

AREA DETAILS

S.NO	DOCUMENT AREA in SQ.MT	PATTA AREA in SQ.MT
454/8	1117.6142	1117.00

AREA TAKEN BY CONSIDERATION AS PER **PATTA AREA 1117.00 SQ.MT**

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	1117.00	12023.00
	STILT FLOOR AREA (PARKING)	574.86	6188.00
	FIRST FLOOR AREA	574.86	6188.00
	SECOND FLOOR AREA	574.86	6188.00
	THIRD FLOOR AREA	574.86	6188.00
	FOURTH FLOOR AREA	574.86	6188.00
	FIFTH FLOOR AREA	574.86	6188.00
	HEAD ROOM AREA	23.83	257.00
	OPEN SPACE	542.14	5835.00
	EXG.ROAD		

FLOOR DETAIL	F.S.I. AREA IN Sq.mt	NON F.S.I. AREA IN Sq.mt	TOTAL BUILTUP AREA IN Sq.mt
STILT FLOOR	---	574.86	574.86
FIRST FLOOR	574.86	---	574.86
SECOND FLOOR	574.86	---	574.86
THIRD FLOOR	574.86	---	574.86
FOURTH FLOOR	574.86	---	574.86
FIFTH FLOOR	574.86	---	574.86
HEAD ROOM	---	23.83	23.83
TOTAL AREA	2874.30	598.69	3472.99

FLOOR SPACE INDEX & FLOOR AREA RATIO:

FSI = FLOOR AREA / TOTAL SITE AREA

FSI = 2874.30 / 1117.00 = 2.573

2.573 < 2.60(PREMIUM FSI)

PARKING CALCULATION

50 SQ.MT = NIL
50 SQ.MT -75 SQ.MT = 1 TWO WHEELER
75 SQ.MT -100 SQ.MT = 1 CAR SPACE FOR 2 DWELLINGS & 1 TWO WHEELER FOR EACH DWELLINGS
EVERY 75SQ.MT = 1 CAR SPACE

DWELLING NAME	FLOOR NAME 1st	2nd	3rd	4th	5th	NO OF DWELLING	DWELLING AREA	REQUIRED PARKING TWO WHEELER	CAR
1	1	1	1	1	1	5	90.82	---	5
2	1	1	1	1	1	5	74.56	15	7
3	1	1	1	1	1	5	73.93		
4	1	1	1	1	1	5	74.93		
5	1	1	1	1	1	5	93.43	---	5
6	---	1	1	1	1	4	91.52	---	5
TOTAL								15	22
VISITORS PARKING								2	3
TOTAL REQUIRED PARKING								17	25
AVAILABLE PARKING								17	25

NOTES:-

- SCALE 1 : 100 ,
- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARAM TO BE PROVIDED.
- 1/3rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.

CP ELECTRICAL VEHICLES CHARGING POINTS

V.K.Ashok Kumaravel, B.E., M.E.,A.I.V.,Ph.D.,
Chief & Structural Engineer
Registered Structural Engineer Grade-I
Reg No. RCE/STR/I/2019/000019
AMBELA CONSULTANTS,2nd Floor,
6-B/10, A.S.N.A. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

STRUCTURAL ENGINEER

V. PIRAI SUDUM PERUMAL DCE.,BE.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
98/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

Er. P. DURAIMUTHU B.E.,M.I.E.(IND)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 1909
AMBELA CONSULTANT
98/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 99421 72141
E-mail:enduraimuthu@gmail.com

REGISTERED ENGINEER:

APPLICANT:

OFFICE USE:-

ONLINE APPLICATION NO:SWP/BPA/726750/2025

PLANNING PERMISSION NO:**10/2026**

BUILDING APPROVAL NO

SWP/THOOTHUKUDI/BPA/AD/DTCP NO:11/2026

BA.NO 138/BPA/2026/00016

F1/SZ/ 138/CP/25.26/00397&93

BUILDING LICENCE VALID FROM : 30.3.2026 to 29.3.2031

Signature valid

தூத்துக்குடி மாநகராட்சி
நகரமைப்பு பிரிவு
தெற்கு மண்டலம்

கட்டிட அனுமதி எண்: 198/BL/2026/00031 /தெ.மா/எப்1
நாள்: 30.3.2026
உத்தரவில் கண்ட நிபந்தனைகளுக்குட்பட்டு வரைபடத்திற்கு கட்டிட அனுமதி வழங்கப்படுகிறது

ஆணையருக்காக
தூத்துக்குடி மாநகராட்சி

30/3/2026

ELEVATION

FIRST FLOOR PLAN

SECTION ON A-B

COLUMN POSITION PLAN

TERRACE FLOOR PLAN

TYPICAL TYPE OF SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR & FIFTH FLOOR PLAN

SITE CUM STILT FLOOR PLAN

FIRE EXTINGUISHER

SAND BUCKETS

SOLAR HOT WATER SYSTEM (SWHS) DETAIL

STAIR DETAILS

DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

RAIN WATERPERCULATION PIT

COMPOUND WALL DETAIL scale: 0"1" = 4'0"

GATE ELEVATION

PLAN OF COMPOUND WALL

SECTION ON DWARF WALL (DW)

COLUMN DETAILS

S.NO: 804
VACANT LAND

Rainwater harvesting bubble bed

29.49 M(SITE)

24.20 M(FMB)

18.71 M(SITE)

12.20 M(FMB)

12.00 M(FMB)

21.71 M(SITE)

21.20 M(FMB)

VACANT LAND PLOT NO: 45

BOUNDARY AS ON SITE

BOUNDARY AS ON TSS

3.0M WIDE DRIVE WAY

CAR PARKING

TWO WHEELER PARKING

PH PARKING 24

PH PARKING 25

ELECTRICAL TRANSFORMER ROOM

Percolationpit

IN 3M Gate

OUT 3M Gate

47.60 M(FMB)

48.80 M(SITE)

EXISTING 30'0" WIDE ROAD

EXISTING BUILDING

24.40 M(FMB)

PLOT NO: 50

VACANT LAND

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.