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.

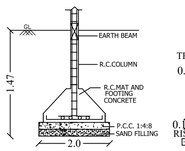
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

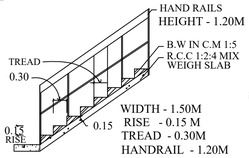
DIGITALLY VERIFIED RECORD

NOT TO SCALE

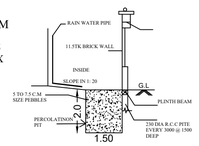
## FOUNDATION DETAILS

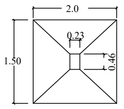



## STAIR CASE DETAILS:



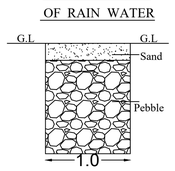

## PERCOLATION PIT



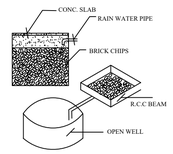



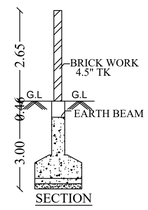

PLAN

## CONSERVATION OF RAIN WATER




## RAIN WATER HARVESTING



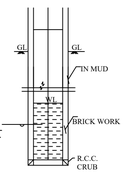

SECTION

## COMPOUND WALL DETAILS

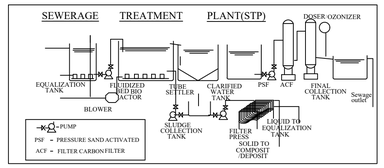


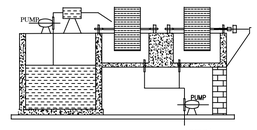

ELEVATION

## WELL DETAILS



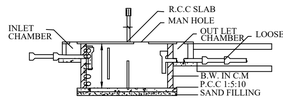

## SEWERAGE TREATMENT PLANT(STP)



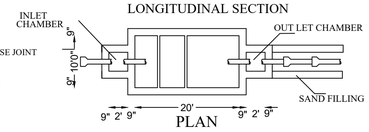




SECTION ON AA

## SEPTIC TANK:




## LONGITUDINAL SECTION

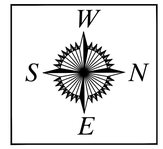



PLAN




# EAST FACING ELEVATION






SHEET NO :5/5

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (HRB BUILDING) AT T.S.NO: 125/2, 125/3 &126/2 IN WARD NO: 10, BLOCK NO:73, BIBIKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

| SCALE 1:100 | ALL DIMENSIONS ARE IN METER |
|---|---|

### JOINERY DETAILS

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.20x2.13 |
| MD1 | MAIN DOOR | 1.50x2.13 |
| MD2 | MAIN DOOR | 1.30x2.13 |
| MD3 | MAIN DOOR | 1.64x2.13 |
| D1 | DOOR | 0.90x2.13 |
| D2 | DOOR | 0.75x2.13 |
| D3 | DOOR | 1.05x2.13 |
| SD | SLIDING DOOR | 2.10 x 2.13 |
| SD1 | SLIDING DOOR | 1.50 x 2.13 |
| SD2 | SLIDING DOOR | 1.30 x 2.13 |
| SD3 | SLIDING DOOR | 1.80 x 2.13 |
| W | WINDOW | 1.80 x 1.50 |
| W1 | WINDOW | 1.50 x 1.20 |
| W2 | WINDOW | 1.20 x 1.20 |
| W3 | WINDOW | 0.90 x 1.20 |
| KO | KITCHEN OPENING | 0.90 x 2.13 |
| KO1 | KITCHEN OPENING | 1.00 x 2.13 |
| FW | WINDOW | 2.10 x 1.20 |
| FW1 | WINDOW | 1.80 x 1.20 |
| FW2 | WINDOW | 1.50 x 1.20 |
| FG | FIXED GLAZING | 4.65 x 2.10 |
| V | VENTILATOR | 0.90 x 0.60 |
| V1 | VENTILATOR | 0.60 x 0.90 |

NOTE

1. FIRE EXTINGUISHER TO BE PROVIDED. FE △
2. FIRE ALARM TO BE PROVIDE. FA △
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED.

Dr. C. BOOPALAN, M.E. (Struct), Ph.D.
Structural Consultant
CMDA Reg: SE/GR- I /19/05/126
GCC Reg: RBE100982019
CBN CONSULTING ENGINEERS
17/8, G. Floor, 3rd Cross Street,
Shastri Nagar, Adyar, Chennai-20

STRUCTURAL ENGINEER

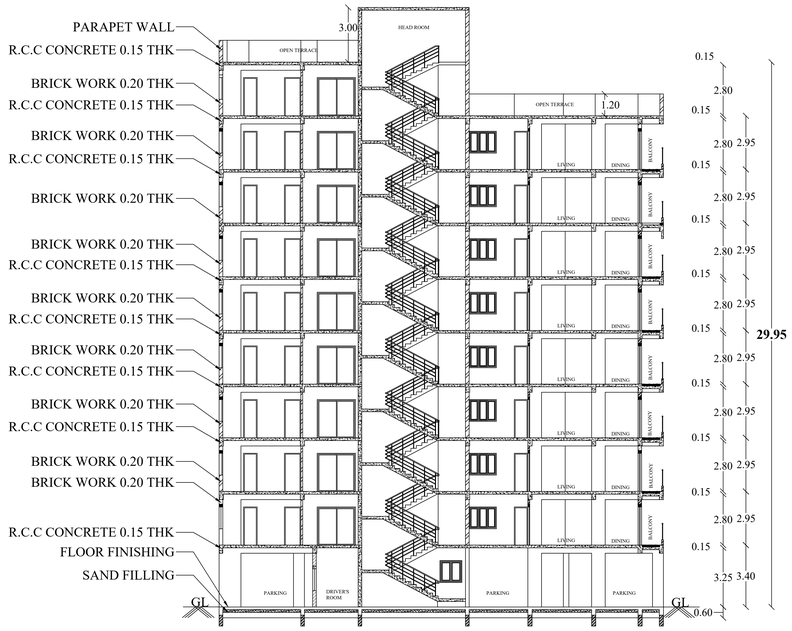
S. SARAVANARAJ, M.Arch, A.I.I.A
Registered Architect CA 93/15579
Saran Architects, 36, Tilak Street,
T. Nagar, Chennai - 600 017.

ARCHITECT

**Er. V.SUREYA PRAKASH B.E.,**
**REGISTERED ENGINEER GRADE-I**
**018/2024/RE-GR-I/DTCP/MADURAI**
**21B, First Floor, Kannadhasan Street,**
**S.S.Colony, Madurai-16. Ph: 7373969777**

ENGINEER

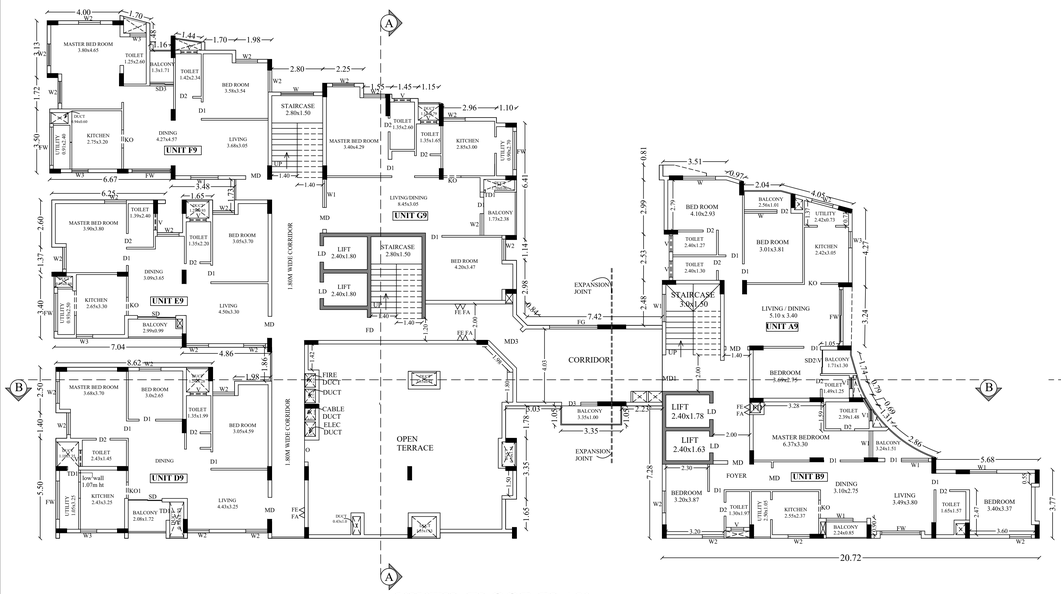
APPLICANT



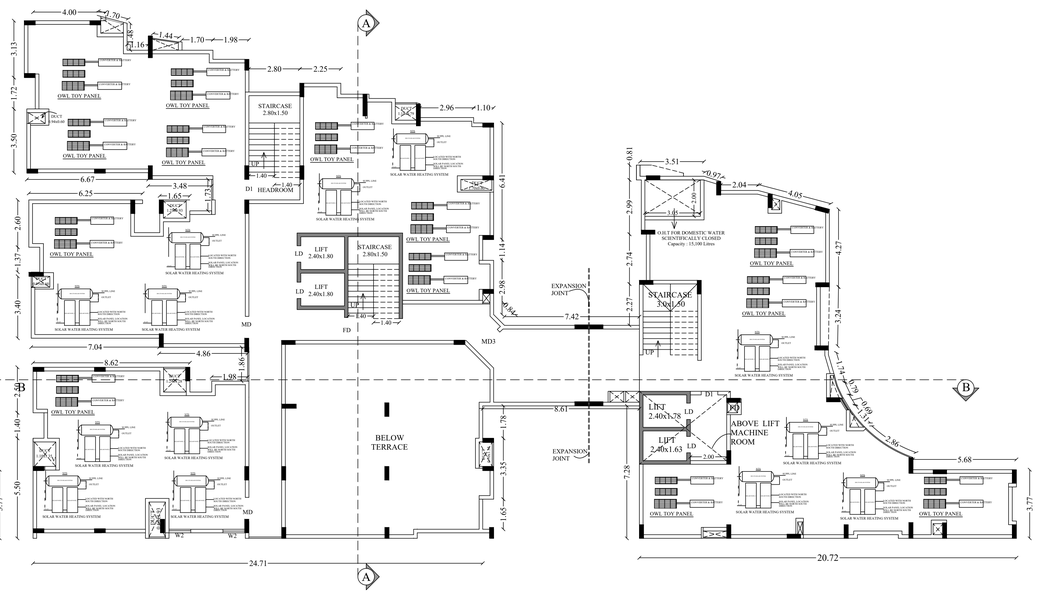

## SECTION ON-'AA'




## SECTION ON-'BB'




## NINTH FLOOR PLAN




## TERRACE FLOOR PLAN

SHEET NO :4/5

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (HRB BUILDING) AT T.S.NO: 125/2, 125/3 &126/2 IN WARD NO: 10, BLOCK NO:73, BIBIKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100 | ALL DIMENSIONS ARE IN METER

**JOINERY DETAILS**

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.20x2.13 |
| MD1 | MAIN DOOR | 1.50x2.13 |
| MD2 | MAIN DOOR | 1.30x2.13 |
| MD3 | MAIN DOOR | 1.64x2.13 |
| D1 | DOOR | 0.90x2.13 |
| D2 | DOOR | 0.75x2.13 |
| D3 | DOOR | 1.05x2.13 |
| SD | SLIDING DOOR | 2.10 x 2.13 |
| SD1 | SLIDING DOOR | 1.50 x 2.13 |
| SD2 | SLIDING DOOR | 1.30 x 2.13 |
| SD3 | SLIDING DOOR | 1.80 x 2.13 |
| W | WINDOW | 1.80 x 1.50 |
| W1 | WINDOW | 1.50 x 1.20 |
| W2 | WINDOW | 1.20 x 1.20 |
| W3 | WINDOW | 0.90 x 1.20 |
| KO | KITCHEN OPENING | 0.90 x 2.13 |
| KO1 | KITCHEN OPENING | 1.00 x 2.13 |
| FW | WINDOW | 2.10 x 1.20 |
| FW1 | WINDOW | 1.80 x 1.20 |
| FW2 | WINDOW | 1.50 x 1.20 |
| FG | FIXED GLAZING | 4.65 x 2.10 |
| V | VENTILATOR | 0.90 x 0.60 |
| V1 | VENTILATOR | 0.60 x 0.90 |

NOTE

1. FIRE EXTINGUISHER TO BE PROVIDED. FE △
2. FIRE ALARM TO BE PROVIDE. FA △
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED.

Dr. C. POOPALAN, M.E. (Struct), Ph.D.
Structural Consultant
CMDA Reg: SE/GR-1/18/05/126
GCC Reg: RSE1009682019
CBN CONSULTING ENGINEERS
17/9, G. Floor, 3rd Cross Street,
Shastri Nagar, Adyar, Chennai-20

STRUCTURAL ENGINEER

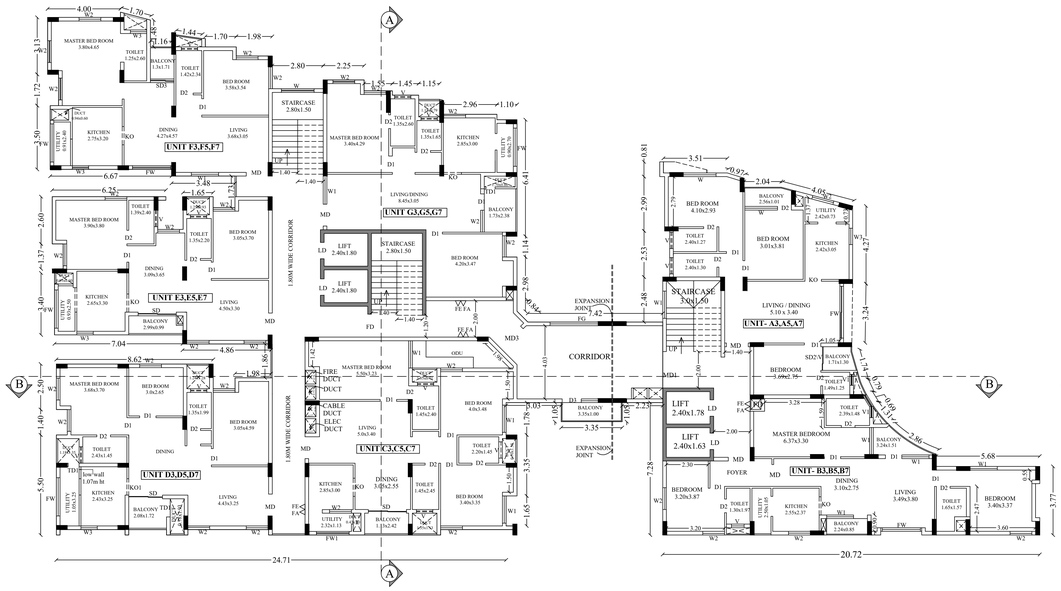
S. SARAVANARAJ, M.Arch, A.I.I.A
Registered Architect CA 93/15579
Saran Architects, 36, Tilak Street,
T. Nagar, Chennai - 600 017.

ARCHITECT

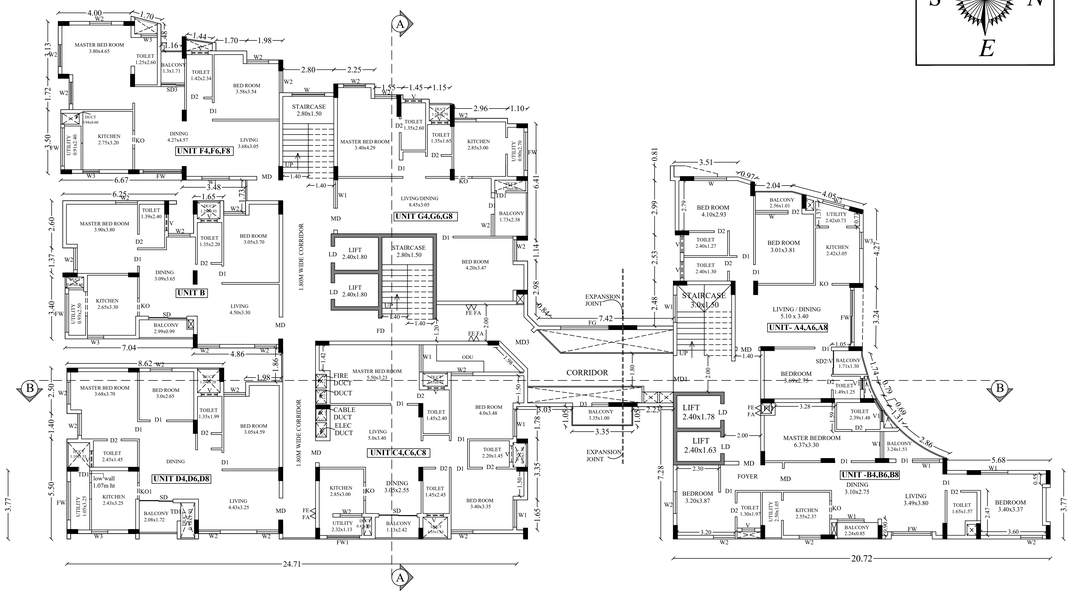
Er. V.SUREYA PRAKASH B.E.,
REGISTERED ENGINEER GRADE-I
018/2024/RE-GR-I/DTCP/MADURAI
21B, First Floor, Kannadhasan Street,
S.S.Colony, Madurai-16. Ph: 7373969777

ENGINEER

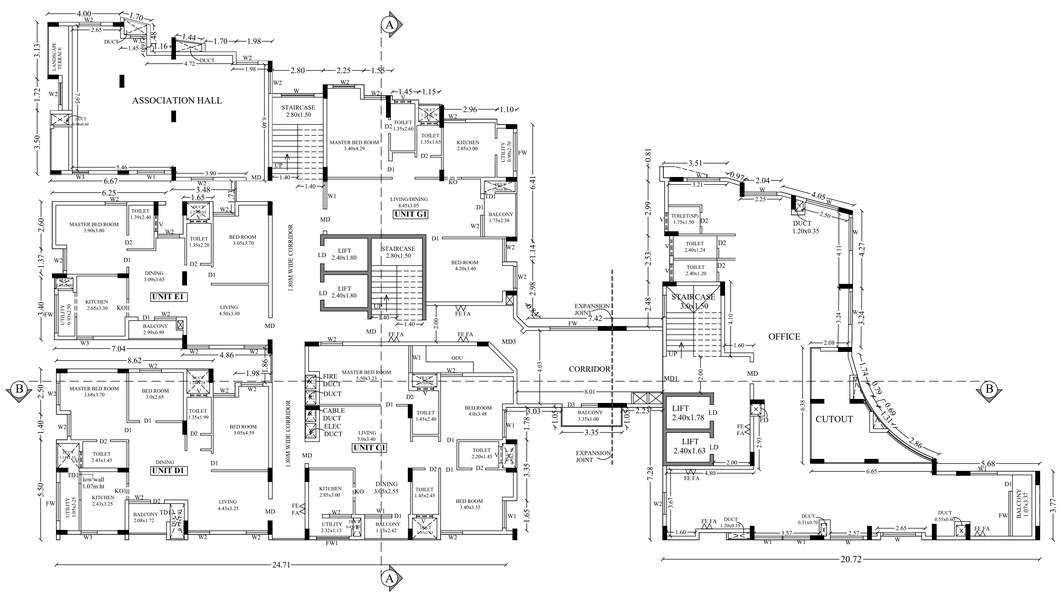
APPLICANT



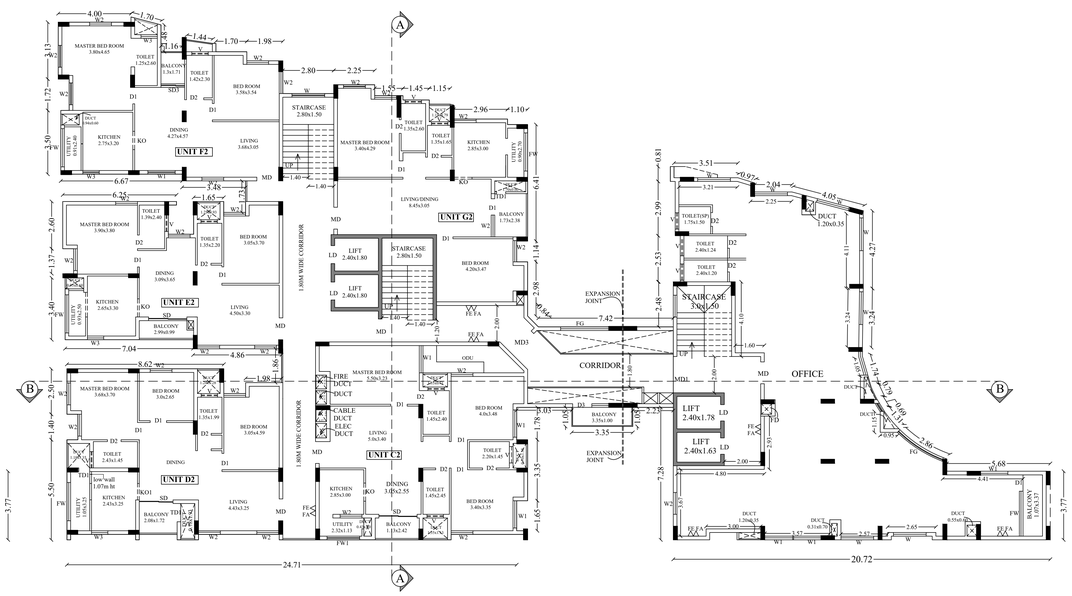

## TYPICAL FLOOR PLAN (3RD, 5TH& 7TH )




## TYPICAL FLOOR PLAN (4TH, 6TH& 8TH )




## FIRST FLOOR PLAN




## SECOND FLOOR PLAN

SHEET NO :3/5

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (HRB BUILDING) AT T.S.NO: 125/2, 125/3 &126/2 IN WARD NO: 10, BLOCK NO:73, BIBIKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

SCALE 1:100 | ALL DIMENSIONS ARE IN METER

### JOINERY DETAILS

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.20x2.13 |
| MD1 | MAIN DOOR | 1.50x2.13 |
| MD2 | MAIN DOOR | 1.30x2.13 |
| MD3 | MAIN DOOR | 1.64x2.13 |
| D1 | DOOR | 0.90x2.13 |
| D2 | DOOR | 0.75x2.13 |
| D3 | DOOR | 1.05x2.13 |
| SD | SLIDING DOOR | 2.10 x 2.13 |
| SD1 | SLIDING DOOR | 1.50 x 2.13 |
| SD2 | SLIDING DOOR | 1.30 x 2.13 |
| SD3 | SLIDING DOOR | 1.80 x 2.13 |
| W | WINDOW | 1.80 x 1.50 |
| W1 | WINDOW | 1.50 x 1.20 |
| W2 | WINDOW | 1.20 x 1.20 |
| W3 | WINDOW | 0.90 x 1.20 |
| KO | KITCHEN OPENING | 0.90 x 2.13 |
| KO1 | KITCHEN OPENING | 1.00 x 2.13 |
| FW | WINDOW | 2.10 x 1.20 |
| FW1 | WINDOW | 1.80 x 1.20 |
| FW2 | WINDOW | 1.50 x 1.20 |
| FG | FIXED GLAZING | 4.65 x 2.10 |
| V | VENTILATOR | 0.90 x 0.60 |
| V1 | VENTILATOR | 0.60 x 0.90 |

NOTE

1. FIRE EXTINGUISHER TO BE PROVIDED. FE △
2. FIRE ALARM TO BE PROVIDE. FA △
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED.


Dr. C. BOOPALAN, M.E. (Struct), Ph.D.
Structural Consultant
CMDA Reg: SE/GR- I /19/05/126
GCC Reg: RSE/100962019
CSN CONSULTING ENGINEERS
17/9, G. Floor, 3rd Cross Street,
Shastri Nagar, Adyar, Chennai-20

STRUCTURAL ENGINEER

S. SARAVANARAJ, M.Arch, A.I.I.A
Registered Architect CA 93/15579
Saran Architects, 36, Tilak Street,
T. Nagar, Chennai - 600 017.

ARCHITECT

Er. V.SUREYA PRAKASH B.E.,
REGISTERED ENGINEER GRADE-I
018/2024/RE-GR-I/DTCP/MADURAI
21B, First Floor, Kannadhasan Street,
S.S.Colony, Madurai-16. Ph: 7373969777

ENGINEER

APPLICANT

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (HRB BUILDING) AT T.S.NO: 125/2, 125/3 &126/2 IN WARD NO: 10, BLOCK NO:73, BIBIKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

| SCALE 1:100 | ALL DIMENSIONS ARE IN METER |
|---|---|

## AREA DETAIL

| AREA DETAILS | | F.S.I AREA (SQ.M) | NON F.S.I AREA (SQ.M) | DEDUCTION AREA (SQ.M) | FLOOR AREA (SQ.M) | USAGE/ DWELLING UNIT |
|---|---|---|---|---|---|---|
| STILT CUM GROUND FLOOR | STILT FLOOR | 54.21 | 634.55 | - | 688.76 | PARKING |
| | GROUND FLOOR (COMMERCIAL) | 229.37 | - | 2.82 | 229.37 | OFFICE |
| FIRST FLOOR | RESIDENTIAL | 555.68 | - | 21.67 | 555.68 | 4 NOS |
| | COMMERCIAL | 310.84 | - | 30.77 | 310.84 | OFFICE/ ASSOCIA-TION HALL |
| SECOND FLOOR | RESIDENTIAL | 624.11 | - | 24.54 | 624.11 | 5 NOS |
| | COMMERCIAL | 246.24 | - | 2.40 | 246.24 | OFFICE |
| THIRD FLOOR | RESIDENTIAL | 868.88 | - | 27.03 | 868.88 | 7 NOS |
| FOURTH FLOOR | RESIDENTIAL | 854.87 | - | 41.04 | 854.87 | 7 NOS |
| FIFTH FLOOR | RESIDENTIAL | 868.88 | - | 27.03 | 868.88 | 7 NOS |
| SIXTH FLOOR | RESIDENTIAL | 854.87 | - | 41.04 | 854.87 | 7 NOS |
| SEVENTH FLOOR | RESIDENTIAL | 868.88 | - | 27.03 | 868.88 | 7 NOS |
| EIGHTH FLOOR | RESIDENTIAL | 854.87 | - | 41.04 | 854.87 | 7 NOS |
| NINTH FLOOR | RESIDENTIAL | 765.01 | - | 15.81 | 765.01 | 6 NOS |
| TERRACE FLOOR STAIR CASE AND LIFT | | - | 81.92 | - | 81.92 | |
| **TOTAL BUILT UP AREA** | | **7956.71** | **716.47** | **302.22** | **8673.18** | 57 NOS |

## JOINERY DETAILS

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.20x2.13 |
| MD1 | MAIN DOOR | 1.50x2.13 |
| MD2 | MAIN DOOR | 1.30x2.13 |
| MD3 | MAIN DOOR | 1.64x2.13 |
| D1 | DOOR | 0.90x2.13 |
| D2 | DOOR | 0.75x2.13 |
| D3 | DOOR | 1.05x2.13 |
| SD | SLIDING DOOR | 2.10 x 2.13 |
| SD1 | SLIDING DOOR | 1.50 x 2.13 |
| SD2 | SLIDING DOOR | 1.30 x 2.13 |
| SD3 | SLIDING DOOR | 1.80 x 2.13 |
| W | WINDOW | 1.80 x 1.50 |
| W1 | WINDOW | 1.50 x 1.20 |
| W2 | WINDOW | 1.20 x 1.20 |
| W3 | WINDOW | 0.90 x 1.20 |
| KO | KITCHEN OPENING | 0.90 x 2.13 |
| KO1 | KITCHEN OPENING | 1.00 x 2.13 |
| FW | WINDOW | 2.10 x 1.20 |
| FW1 | WINDOW | 1.80 x 1.20 |
| FW2 | WINDOW | 1.50 x 1.20 |
| FG | FIXED GLAZING | 4.65 x 2.10 |
| V | VENTILATOR | 0.90 x 0.60 |
| V1 | VENTILATOR | 0.60 x 0.90 |

## LEGEND

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

# SITE CUM STILT FLOOR AND GROUND FLOOR PLAN

| STRUCTURAL ENGINEER | ARCHITECT | ENGINEER | APPLICANT |
|---|---|---|---|
| Dr. C. BOOPALAN, M.E. (Struct), Ph.D. Structural Consultant CMDA Reg: SE/GR-1/19/05/126 GCC Reg: RSE100982019 CBN CONBULTING ENGINEERS 17/9, G. Floor, 3rd Cross Street, Shastri Nagar, Adyar, Chennai-20 | S. SARAVANARAJ, M.Arch, A.I.I.A Registered Architect CA 93/15579 Saran Architects, 36, Tilak Street, T. Nagar, Chennai - 600 017. | Er. V.SUREYA PRAKASH B.E., REGISTERED ENGINEER GRADE-I 018/2024/RE-GR-I/DTCP/MADURAI 21B, First Floor, Kannadhasan Street, S.S.Colony, Madurai-16. Ph: 7373969777 | |

# SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING (HRB BUILDING) AT T.S.NO: 125/2, 125/3 &126/2 IN WARD NO: 10, BLOCK NO:73, BIBIKULAM VILLAGE, MADURAI NORTH TALUK, MADURAI CORPORATION, MADURAI DISTRICT.

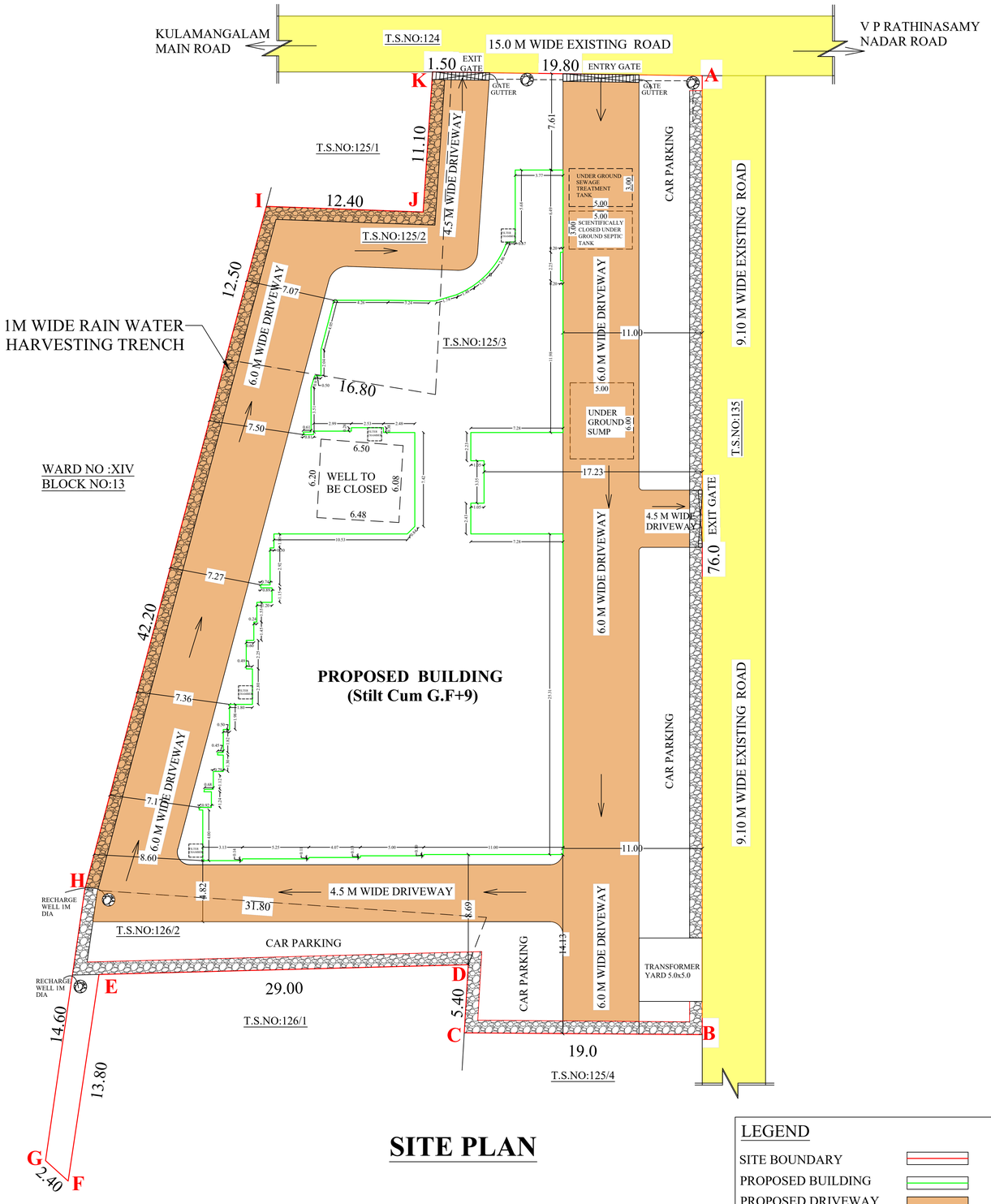
SCALE 1:200

ALL DIMENSIONS ARE IN METER

**SITE AREA**

AS PER DOCUMENT /PATTA = 2964.00 Sq.m

SITE AREA AS PER FMB (Least Area To Be Considered) = 2905.49Sq.m




## SITE PLAN

LEGEND

- SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- EXISTING ROAD
- SURVEY NO SUBDIVISION

## AREA DETAIL

| AREA DETAILS | | F.S.I AREA (SQ.M) | NON F.S.I AREA (SQ.M) | DEDUCTION AREA (SQ.M) | FLOOR AREA (SQ.M) | USAGE/ DWELLING UNIT |
|---|---|---|---|---|---|---|
| STILT CUM GROUND FLOOR | STILT FLOOR | 54.21 | 634.55 | - | 688.76 | PARKING |
| | GROUND FLOOR (COMMERCIAL) | 229.37 | - | 2.82 | 229.37 | OFFICE |
| FIRST FLOOR | RESIDENTIAL | 555.68 | - | 21.67 | 555.68 | 4 NOS |
| | COMMERCIAL | 310.84 | - | 30.77 | 310.84 | OFFICE/ ASSOCIA-TION HALL |
| SECOND FLOOR | RESIDENTIAL | 624.11 | - | 24.54 | 624.11 | 5 NOS |
| | COMMERCIAL | 246.24 | - | 2.40 | 246.24 | OFFICE |
| THIRD FLOOR | RESIDENTIAL | 868.88 | - | 27.03 | 868.88 | 7 NOS |
| FOURTH FLOOR | RESIDENTIAL | 854.87 | - | 41.04 | 854.87 | 7 NOS |
| FIFTH FLOOR | RESIDENTIAL | 868.88 | - | 27.03 | 868.88 | 7 NOS |
| SIXTH FLOOR | RESIDENTIAL | 854.87 | - | 41.04 | 854.87 | 7 NOS |
| SEVENTH FLOOR | RESIDENTIAL | 868.88 | - | 27.03 | 868.88 | 7 NOS |
| EIGHTH FLOOR | RESIDENTIAL | 854.87 | - | 41.04 | 854.87 | 7 NOS |
| NINTH FLOOR | RESIDENTIAL | 765.01 | - | 15.81 | 765.01 | 6 NOS |
| TERRACE FLOOR STAIR CASE AND LIFT | | - | 81.92 | - | 81.92 | |
| **TOTAL BUILT UP AREA** | | **7956.71** | **716.47** | **302.22** | **8673.18** | 57 NOS |

## FLOOR WISE BREAK-UP

| S.NO. | FLOORS | USE OF FLOORS | DETAILS | AREA (SQ.M) |
|---|---|---|---|---|
| 1 | STILT CUM GROUND FLOOR | CAR PARKING | METER ROOM DRIVER ROOM Etc.. | 688.76 |
| | | COMMERCIAL | - | 229.37 |
| 2 | FIRST FLOOR | RESIDENTIAL | UNIT C1 | 110.39 |
| | | | UNIT D1 | 103.61 |
| | | | UNIT E1 | 89.13 |
| | | | UNIT G1 | 95.08 |
| | | COMMERCIAL | - | 310.84 |
| 3 | SECOND FLOOR | RESIDENTIAL | UNIT C2 | 110.39 |
| | | | UNIT D2 | 103.61 |
| | | | UNIT E2 | 89.13 |
| | | | UNIT F2 | 92.50 |
| | | | UNIT G2 | 95.08 |
| | | COMMERCIAL | - | 246.24 |
| 4 | 3rd, 5th AND 7th FLOOR (TYPICAL) | RESIDENTIAL | UNIT C3,C5,C7 | 110.39 |
| | | | UNIT D3,D5,D7 | 103.61 |
| | | | UNIT E3,E5,E7 | 89.13 |
| | | | UNIT F3,F5,F7 | 92.50 |
| | | | UNIT G3,G5,G7 | 95.08 |
| | | | UNIT A3,A5,A7 | 93.96 |
| | | | UNIT B3,B5,B7 | 110.74 |
| 5 | 4th, 6th AND 8th FLOOR (TYPICAL) | RESIDENTIAL | UNIT C4,C6,C8 | 110.39 |
| | | | UNIT D4,D6,D8 | 103.61 |
| | | | UNIT E4,E6,E8 | 89.13 |
| | | | UNIT F4,F6,F8 | 92.50 |
| | | | UNIT G4,G6,G8 | 95.08 |
| | | | UNIT A4,A6,A8 | 93.96 |
| | | | UNIT B4,B6,B8 | 110.74 |
| 6 | NINTH FLOOR | RESIDENTIAL | UNIT D9 | 103.61 |
| | | | UNIT E9 | 89.13 |
| | | | UNIT F9 | 92.50 |
| | | | UNIT G9 | 95.08 |
| | | | UNIT A9 | 93.96 |
| | | | UNIT B9 | 110.74 |

**FLOOR SPACE INDEX:-**

ALLOWABLE FSI = 2.50

PREMIUM FSI - ROAD WIDTH 12.0M TO18.0M =40% OF ALLOWABLE FSI

PREMIUM FSI =1.0, TOTAL FSI: **2.5+1.0 = 3.50**

$$\text{FSI} = \frac{\text{TOTAL COVERD AREA}}{\text{SITE AREA}} = \frac{7956.71}{2905.49} = 2.738 < (2.50+1.0)$$

**PLOT COVERAGE:-**

$$\%\ \text{OF PLOT COVERAGE AREA} = \frac{941.28}{2905.49} \times 100 = 32\%$$

**PARKING DETAILS:-**

**FOR COMMERCIAL**

TOTAL COMMERCIAL FLOOR AREA (OFFICE) = 786.45 Sq.m

75% OF FLOOR AREA TO BE TAKEN FOR CALCULATION

$$786.45 \times \frac{75}{100} = 589.83\text{Sq.M}$$

REQUIRED TWO WHEELER PARKING =25 NOS

REQUIRED CAR PARKING = 7 NOS

**FOR RESIDENTIAL**

TOTAL RESIDENTIAL DWELLING UNIT = 57NOS

ONE CAR FOR EVERY DWELLING UNIT WITH FLOOR AREA ABOVE 75 Sq.m

REQUIRED CAR PARKING = 57 NOS + 10% OF VISITORS CAR PARKING = 63 NOS

| PARKING DETAILS:- | REQUIRED | PROVIDED |
|---|---|---|
| TWO WHEELER PARKING | 25 | 25 |
| CAR PARKING (including PH-Car) | 70 | 70 |

Dr. C. BOOPALAN, M.E. (Struct), Ph.D.
Structural Consultant
CMDA Reg: SE/GR-1/19/05/126
GCC Reg: RSE100982019
CBN CONSULTING ENGINEERS
17/9, G. Floor, 3rd Cross Street,
Shastri Nagar, Adyar, Chennai-20

STRUCTURAL ENGINEER

S. SARAVANARAJ, M.Arch, A.I.I.A
Registered Architect CA 93/15579
Saran Architects, 36, Tilak Street,
T. Nagar, Chennai - 600 017.

ARCHITECT

Er. V.SUREYA PRAKASH B.E.,
REGISTERED ENGINEER GRADE-I
018/2024/RE-GR-I/DTCP/MADURAI
21B, First Floor, Kannadhasan Street,
S.S.Colony, Madurai-16. Ph: 7373969777

ENGINEER

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

**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.