Verified RealEstate™

RE REGULATORY RECORD

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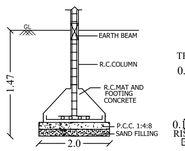
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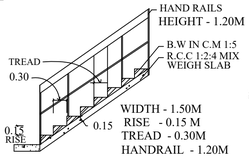
DIGITALLY VERIFIED RECORD

NOT TO SCALE

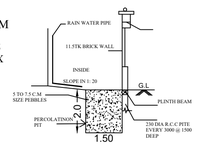
FOUNDATION DETAILS

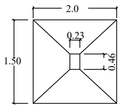


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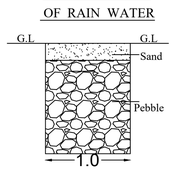
PERCOLATION PIT



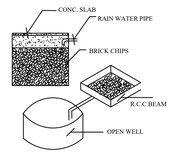


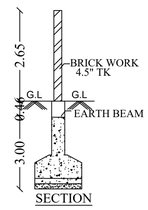
PLAN

CONSERVATION OF RAIN WATER



RAIN WATER HARVESTING





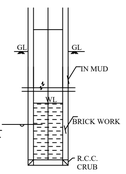
SECTION

COMPOUND WALL DETAILS

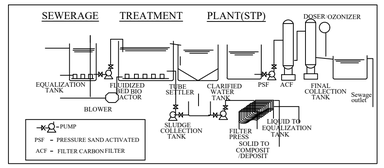


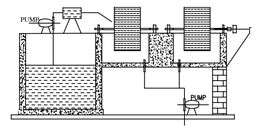
ELEVATION

WELL DETAILS



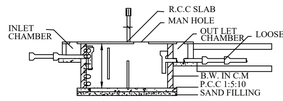
SEWERAGE TREATMENT PLANT(STP)



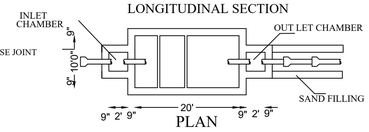


SECTION ON AA

SEPTIC TANK:



LONGITUDINAL SECTION

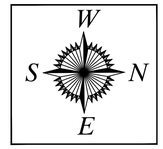


PLAN



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.

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STRUCTURAL ENGINEER

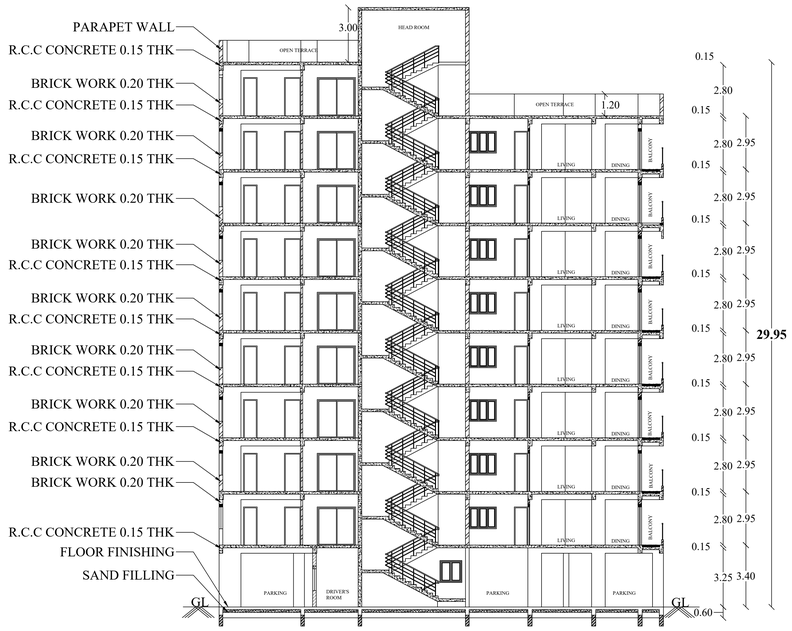
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ENGINEER

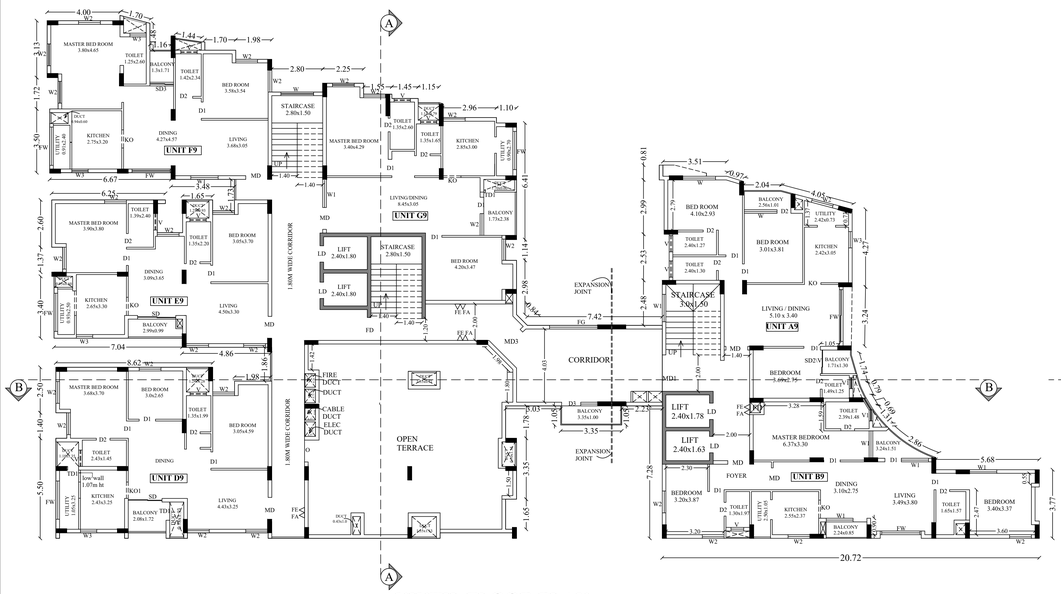
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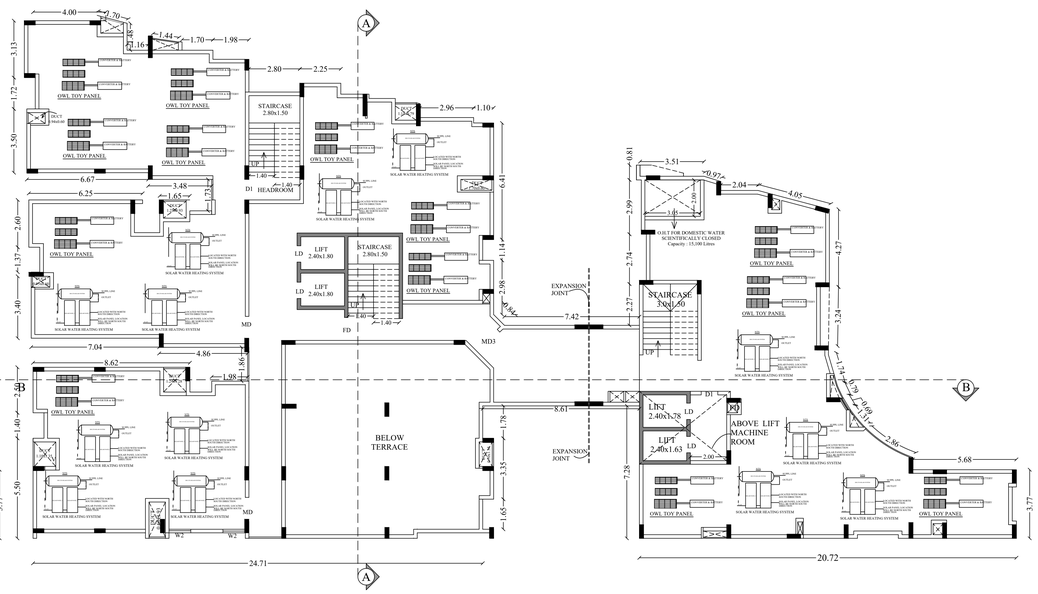
SECTION ON-'AA'



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 △
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7. MECHANICAL VENTILATION TO BE PROVIDED.

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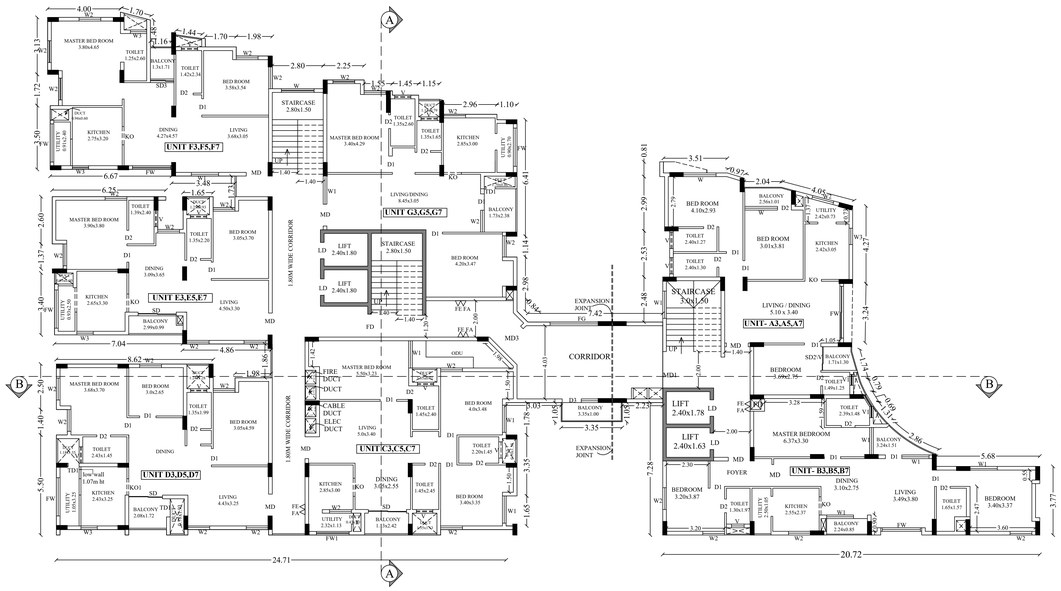
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ARCHITECT

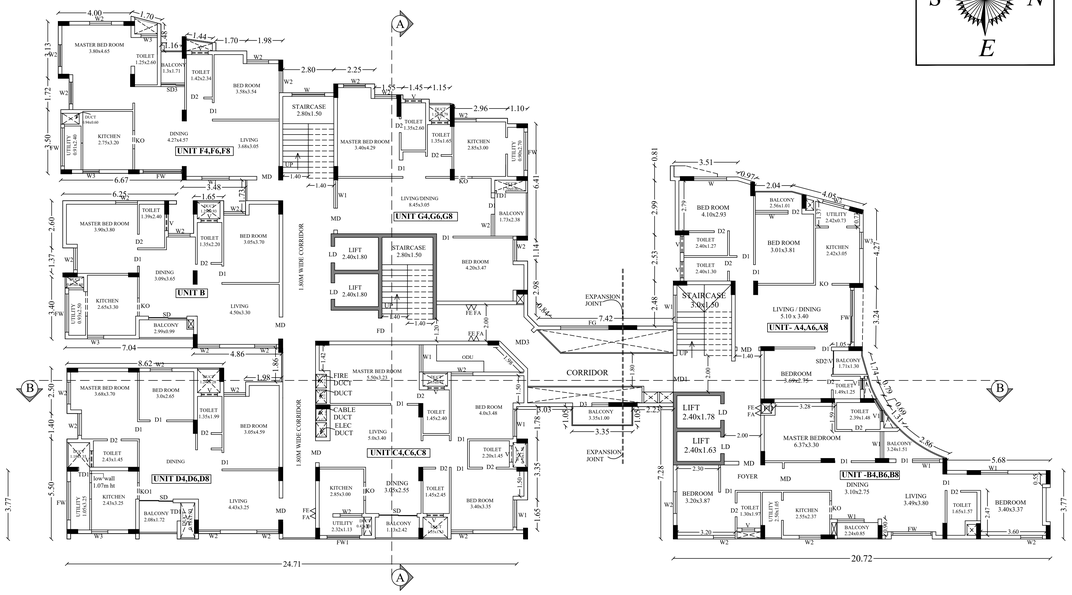
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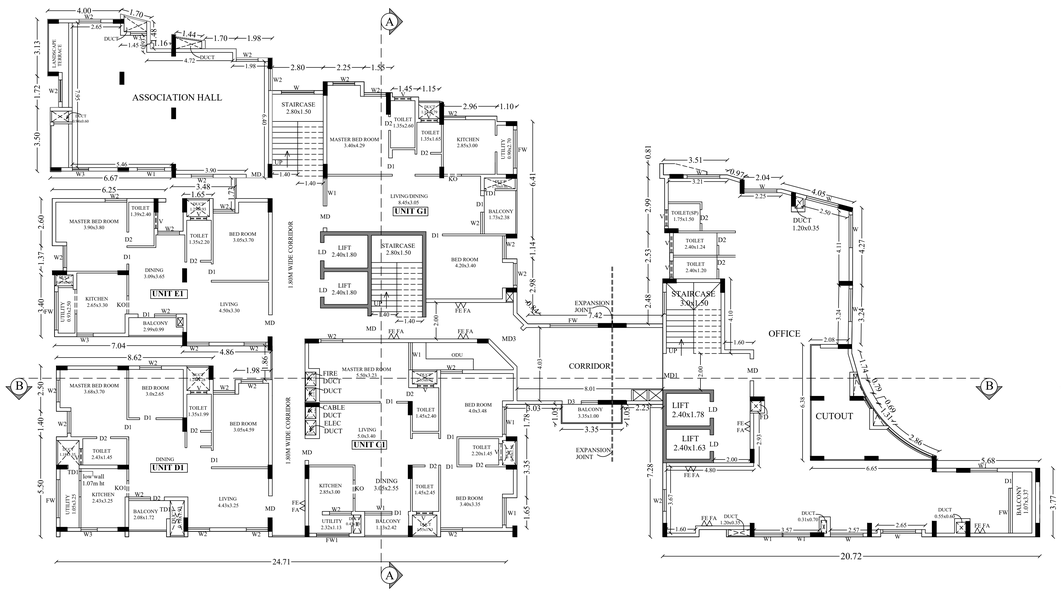
APPLICANT



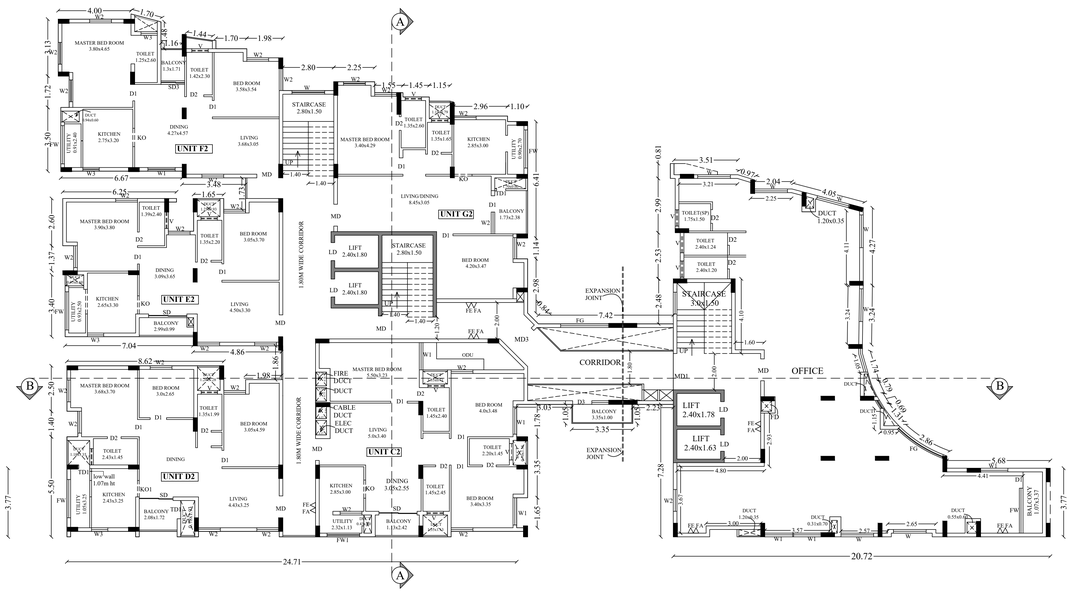
TYPICAL FLOOR PLAN (3RD, 5TH& 7TH)



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

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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
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SD3	SLIDING DOOR	1.80 x 2.13
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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.

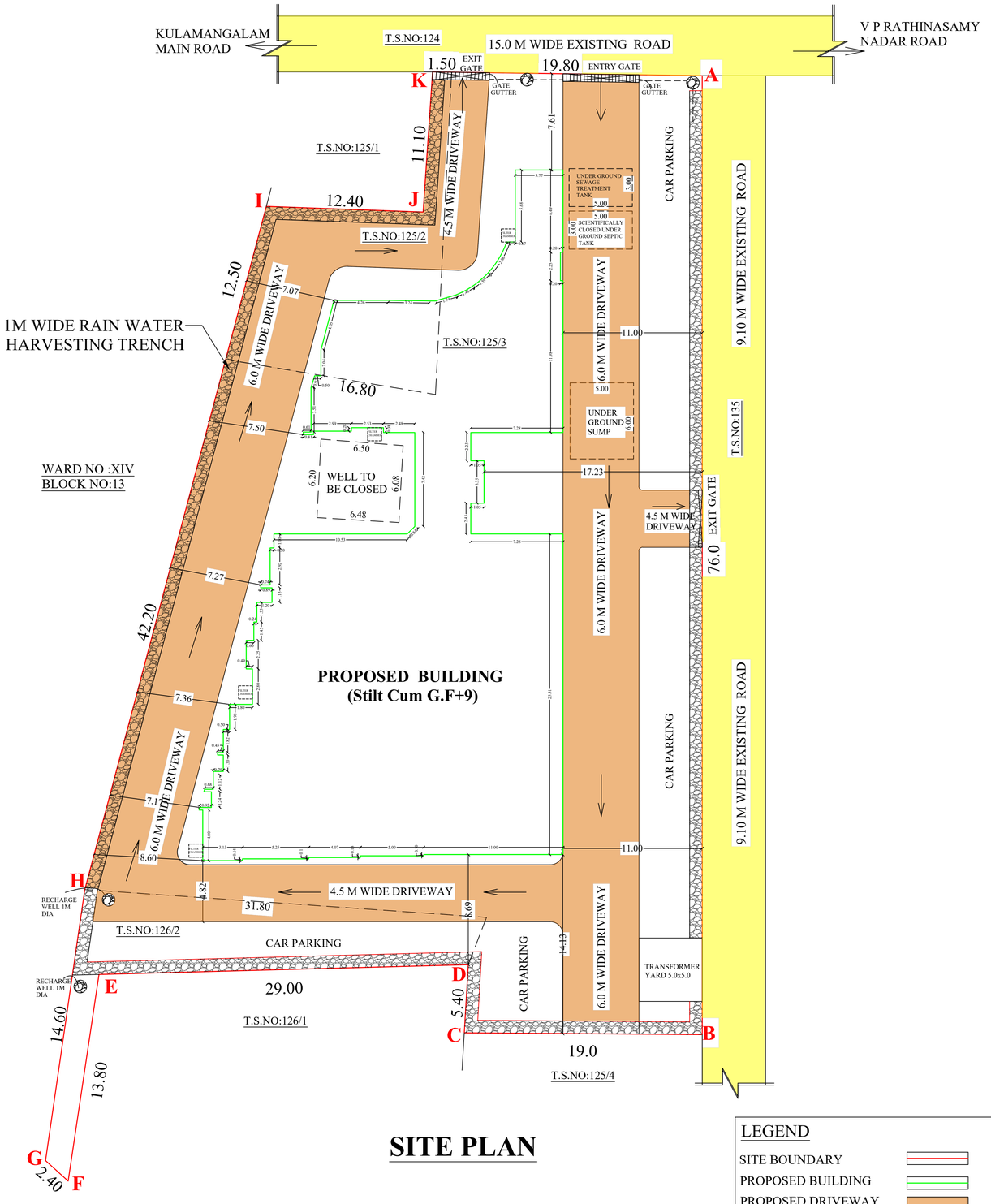
SCALE 1:200

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
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FIFTH FLOOR	RESIDENTIAL	868.88	-	27.03	868.88	7 NOS
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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

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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.