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RE REGULATORY RECORD

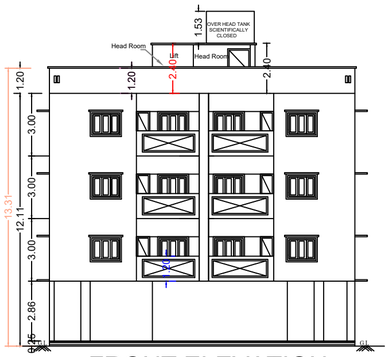
RERA Document

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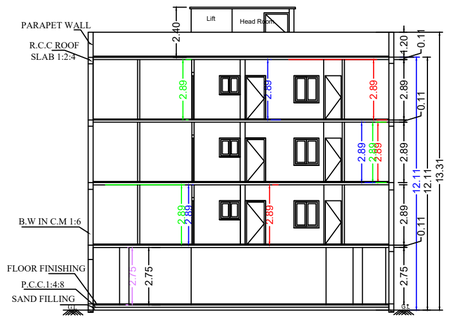
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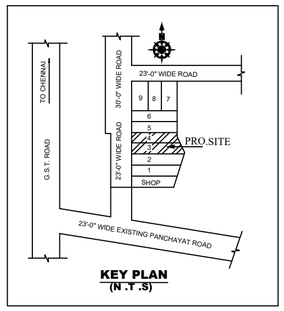
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FRONT ELEVATION



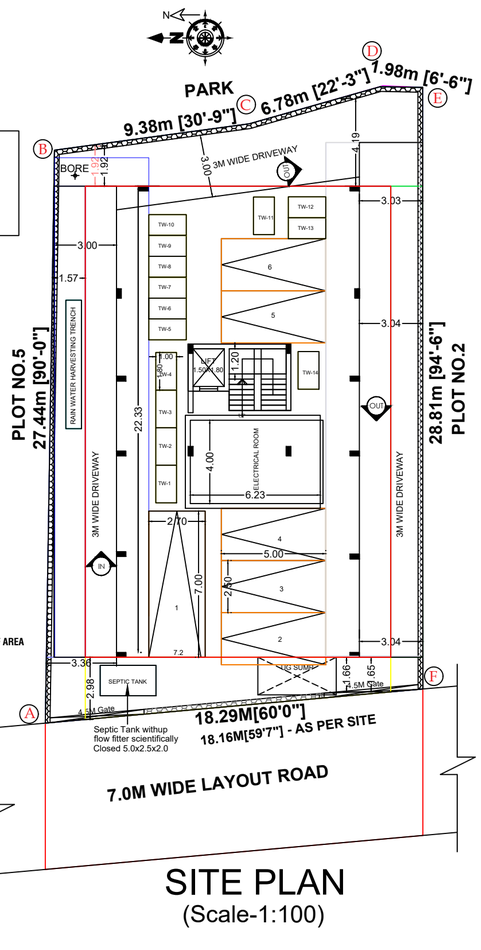
SECTION ON -AA



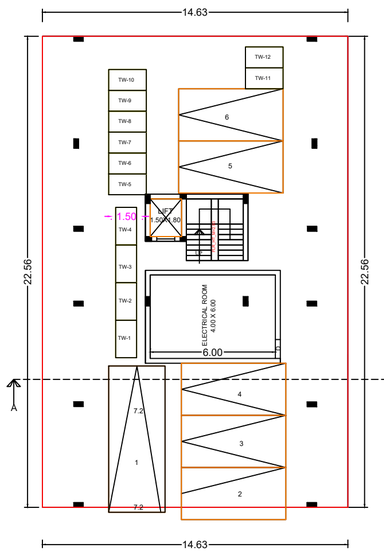
KEY PLAN
(N.T.S)

BUILDING TECHINAL APPROVAL

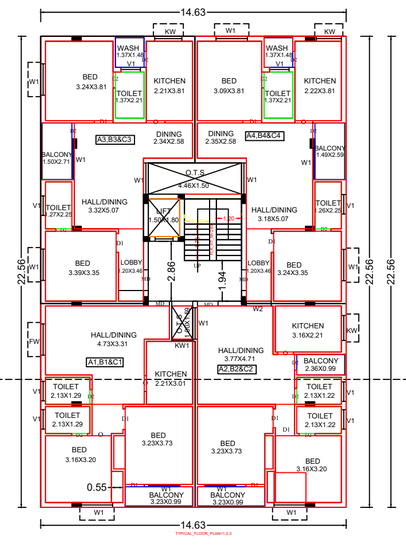
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No. SWP/BPA/0552072/2025
SCRUTINY REFERENCE NO. : 1JZNANCS
SWP/RESIDENTIAL BUILDING APPROVAL
No.A.D./DTCP(C.D-3)No.95/2025
SITE BOUNDARIES AS "A TO F"



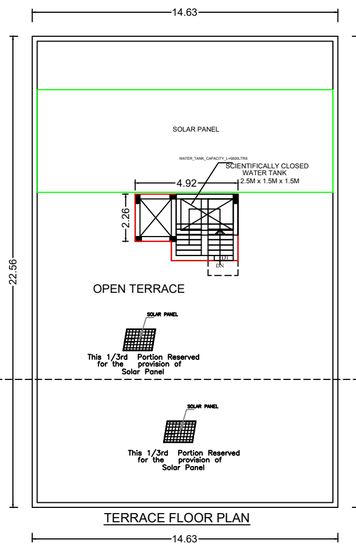
SITE PLAN
(Scale-1:100)



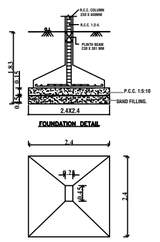
PRO.STILT FLOOR PLAN

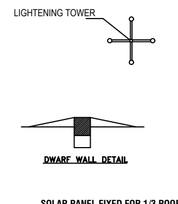


PRO.TYPICAL FLOOR PLAN
[FIRST,SECOND & THIRD]

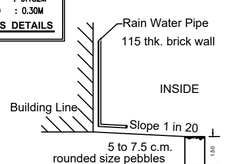


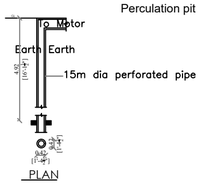
TERRACE FLOOR PLAN







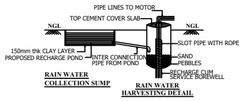


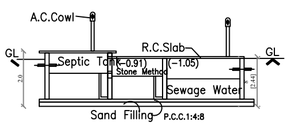


Bore Well Detail

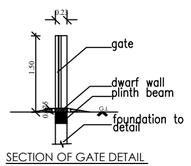


FIRE EXTINGUSHIER (N.T.S)

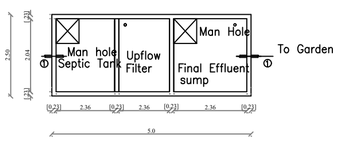




SECTION 1–1

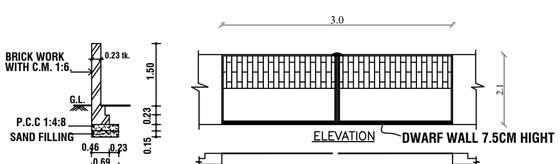


SECTION OF GATE DETAIL



SEPTIC TANK WITH
UP–FLOW DETAILS





PLAN OF PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING AT PATTA NOS. 6555 & 6559 AS PER PATTA NEW S.Nos.26/29 &26/30, PLOT Nos.3&4 IN APPROVED LAYOUT L.P/DTCP No.262/2008 AT VEDHANARAYANAPURAM VILLAGE, ALAPAKKAM PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION,CHENGALPET TALUK & CHENGALPET DISTRICT.

ALL DIMENISIONS ARE IN METRES | *SCALE 1:100*

SCHEDULE OF JOINERY

M.D	MAIN DOOR	4'0" X 7'0"	[1.22 X 2.13]
D1	DOOR	3'0" X 7'0"	[0.91 X 2.13]
D2	DOOR	2'6" X 7'0"	[0.76 X 2.13]
V1	VENTILATOR	3'0" X 2'0"	[0.91 X 0.61]
L.D.	LIFT DOOR	4'0" X 7'0"	[1.22 X 2.13]
W1	WINDOW	5'0" X 4'6"	[1.52 X 1.37]
W2	WINDOW	4'0" X 4'6"	[1.22 X 1.37]
FW	FRENCH WINDOW	5'0" X 6'0"	[1.52 X 1.80]
KW	KITCHEN WINDOW	4'0" X 3'0"	[1.20 X 0.91]
KW1	KITCHEN WINDOW	3'3" X 3'0"	[1.00 X 0.91]

AREA DETAILS

		SQ.MT.
PLOT AREA (As per Document)	:	500.90
PLOT AREA (As Per Patta)	:	501.00

SL.NO	BUILDING NAME	NON FSI AREA IN Sq.m		FSI AREA IN Sq.m	TOTAL BUILTUP AREA IN Sq.m
		COVERED	DEDUCTION		
	APARTMENT BUILDING				
	STILT FLOOR	330.05	-	-	330.05
	FIRST FLOOR	-	8.28	321.77	321.77
	SECOND FLOOR	-	8.28	321.77	321.77
	THIRD FLOOR	-	8.28	321.77	321.77
	LIFT AREA	2.70	-	-	2.70
	HEAD ROOM	14.05	-		14.05
	TOTAL AREA	346.80	24.84	965.31	1312.11

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	965.31 / 500.90	2.00	1.927

NOTE

FIRE EXTINGUSHIER TO BE PROVIDED

DWELLING AREA

NUMBER OF DWELLING UNIT – 12 No's

DWELLING UNIT AND PARKING CALCULATION

UNIT NAME	NO OF UNITS	AREA in Sq.m	CAR PARKING REQUIRED	TWO PARKING REQUIRED
A1, B1,C1	3	70.32	--	3
A2, B2, C2	3	71.13	--	3
A3, B3, C3	3	79.54	2	3
A4, B4, C4	3	77.62	2	3

CAR PARKING REQUIRED - 4 Nos
CAR PARKING PROVIDED - 6 Nos
(INCLUDING VISITORS PARKING)

TW PARKING REQUIRED - 12 Nos
TW PARKING PROVIDED - 14 Nos
(INCLUDING VISITORS PARKING)

For SK BUILDERS
Partners

OWNER'S SIGNATURE

Dr.P.R.KANNAN RAJKUMAR, M.E.(Structural), Ph.D.,
STRUCTURAL CONSULTANT AND CHARTERED ENGINEER
DTCP REGISTERED STRUCTURAL ENGINEER GRADE-I (SE)
COLRON/SE/Gr-I/2019/05/010
No. 27, First Flo.., Maruthapandiar Street,
Chalapakkam, Chenai - 600 064.
Ph: 9600020279

STRUCTURAL SIGNATURE

Ar. S. LALITHA, D. Arch., M.B.A.,
Registered Architect
D.T.C.P. Reg. No.COLDISTRAA/2021/10/001
Nandhivaram Guduvancherry Municipality
Reg. No. 178/2007
SRI MAHALAKSHMI PLANNERS
Plot No.9, Sambhu Street, Jeevabharathi Nagar,
Guduvancherry-603202, Chengalpattu District
9884391193, lalitvelc@gmail.com

ARCHITECT SIGNATURE

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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Chennai 600 097, India
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+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.