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.

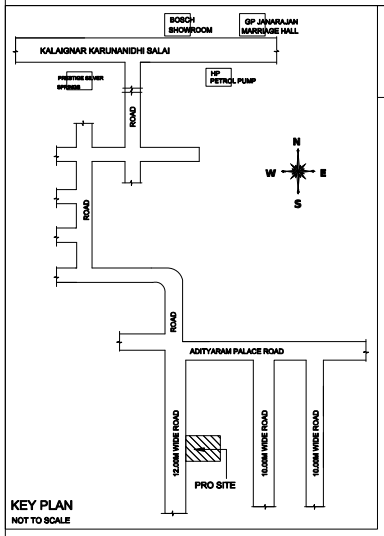
Verified RealEstate™
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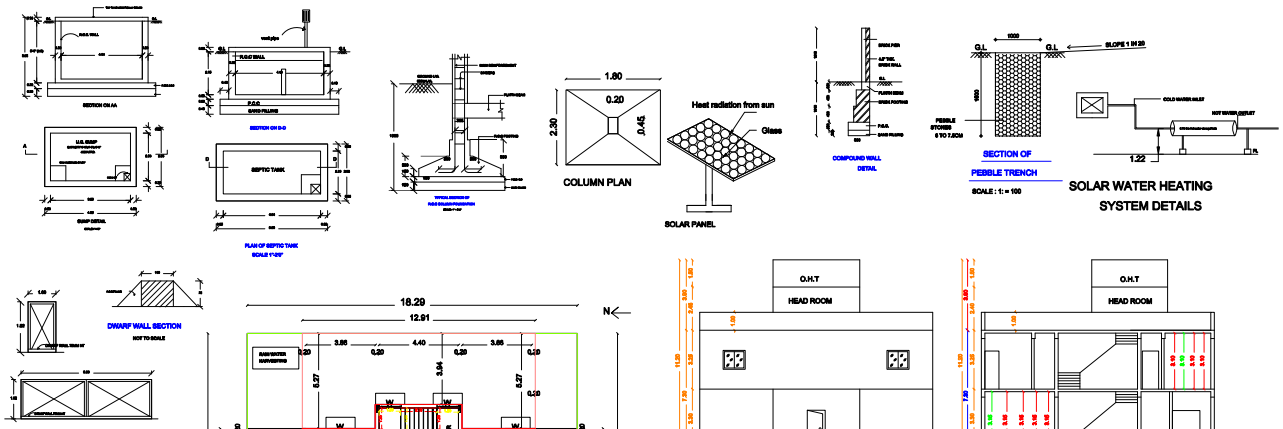
DIGITALLY VERIFIED RECORD

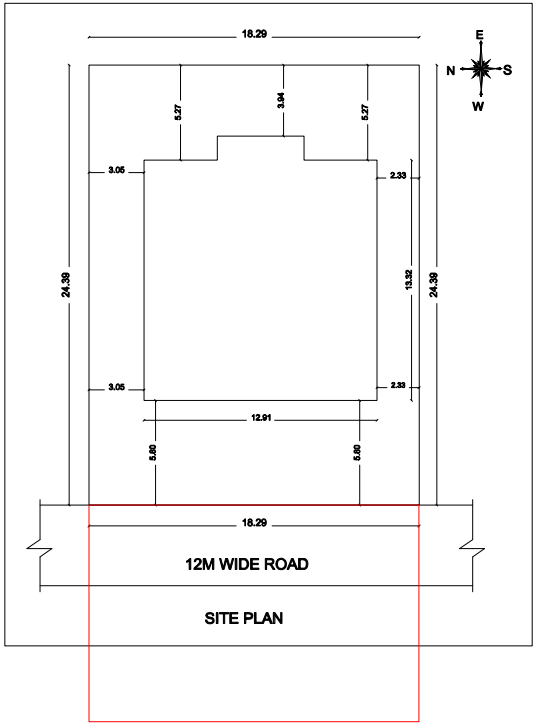
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO. 5, ADITYARAM PALACE ROAD, 'ADITYARAM PALACE CITY - ROYAL', COMPRISED IN SURVEY NO. 102/1B2 AND 118/1A OF SHOLINGANALLUR VILLAGE, GREATER CHANNAI CORPORATION, ZONE - 15, DIVISION - 197.

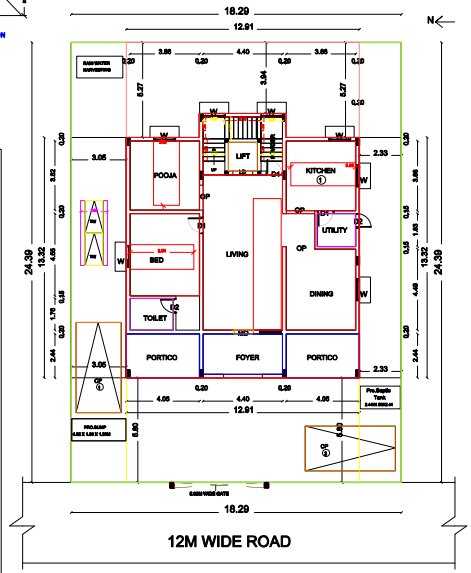
NOTE:- 1. LAYOUT APPROVED VIDE NO: PPD/LO. NO: 138/2023, PERMIT NO: 15452, LETTER NO: LAYOUT-1 /0071 / 2023, DATED: 16/05/2023 AND LA/WDCN15/00019/2023, SD/WDCN15/00410/2023, DATED: 12/06/2023.



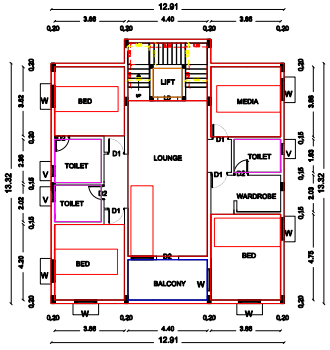
KEY PLAN
NOT TO SCALE



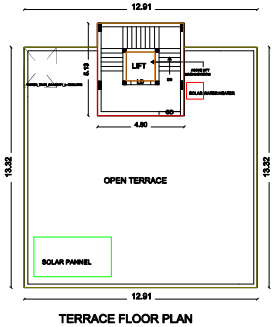




SITE CUM GROUND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

PPA No : PPA/WDCN15/01320/2026
BA No: BA/WDCN15/01962/2026

BLOCK/ FLOOR	AREA in Sq.m OCCUPANCY/ SUB OCCUPANCY	FLOOR AREA	DEDUCTION AREA	FSI AREA	NON FSI AREA	DWELLING UNITS	Proposed/ Existing
BLK_1 / FLR_0	Individual residence	178.42	0	178.42	2.56	1	Proposed
BLK_1 / FLR_1	Individual residence	178.42	0	178.42	0	0	Proposed
	Total	356.84	0	356.84	2.56	1	

QR CODE

Schedule Of Joinery

MD	DOOR	3'6"x 7'0" 1.06 x 2.13
D1	DOOR	3'0"x 7'0" 0.90 x 2.13
D2	DOOR	2'6"x 7'0" 0.76 x 2.13
W	WINDOW	4'6"x 4'6" 1.37 x 1.37
V	VENTILATOR	2'0"x 1'6" 0.60 x 0.45

Area Statement	SQ.ft	SQ.M
Plot Area (AS PER PATTA)	4801.71	446.09
Plot Area (AS PER DOC)	4801.71	446.09
Plot Area (AS PER SITE)	4801.71	446.09
FSI Area		
Ground Floor Area	1920.51	178.42
First Floor Area	1920.51	178.42
Total FSI Area	3841.02	356.84
NON-FSI Area		
Lift And Head Room Area	292.56	27.18
Total NON FSI Area	292.56	27.18
Net Total FSI & NON FSI Area	4133.58	384.02

Plot Coverage	39.99%
F.S.I	0.799

NO OF DWELLING UNITS - 01

Colour Index :-
Proposed
Existing
Road
Boundary

E N S W

Signature valid

AEE SIGNATURE

Signature valid

APPLICANT SIGNATURE

Signature valid

EE SIGNATURE

P.MAKESH, B.TECH
Registered Engineer BE/1022/2020-R
Greater Chennai Corporation
MSQUARE, #1, 7th Street, New Colony, Ashoknagar, Chennai-600 083.
Mobile: 88000 25488

Signature valid

REGISTERED ENGINEER

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.