Verified RealEstate™

RE REGULATORY RECORD

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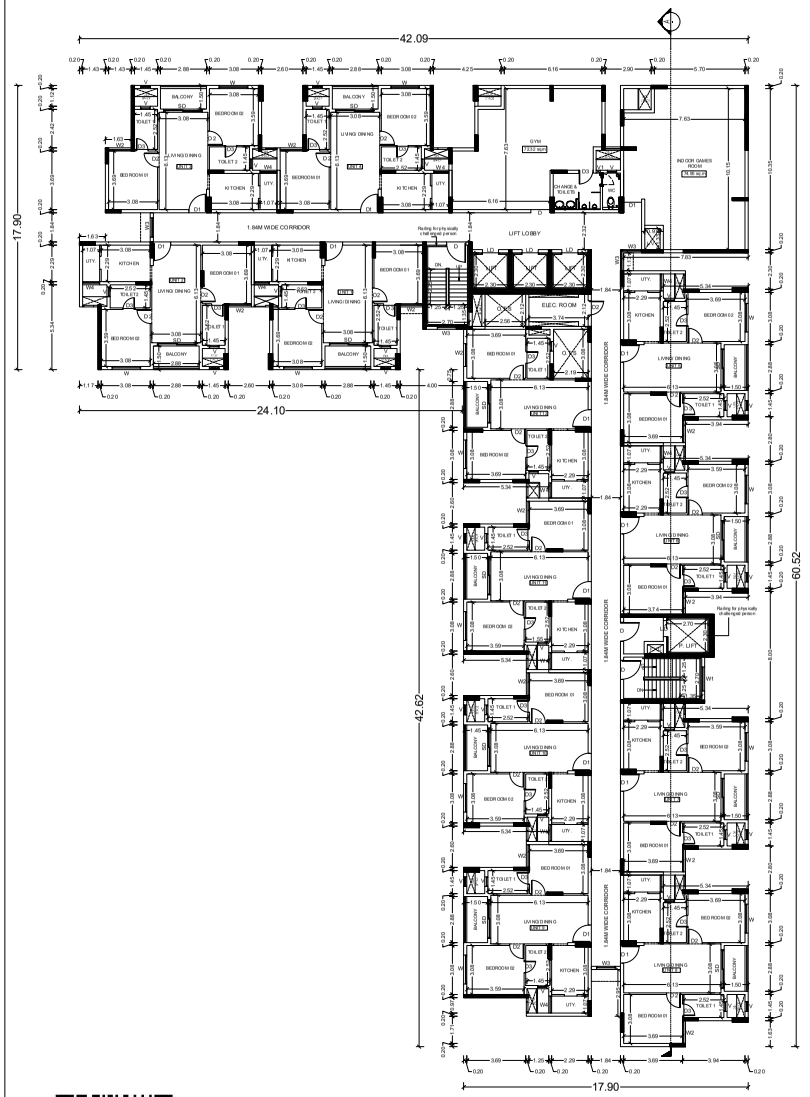
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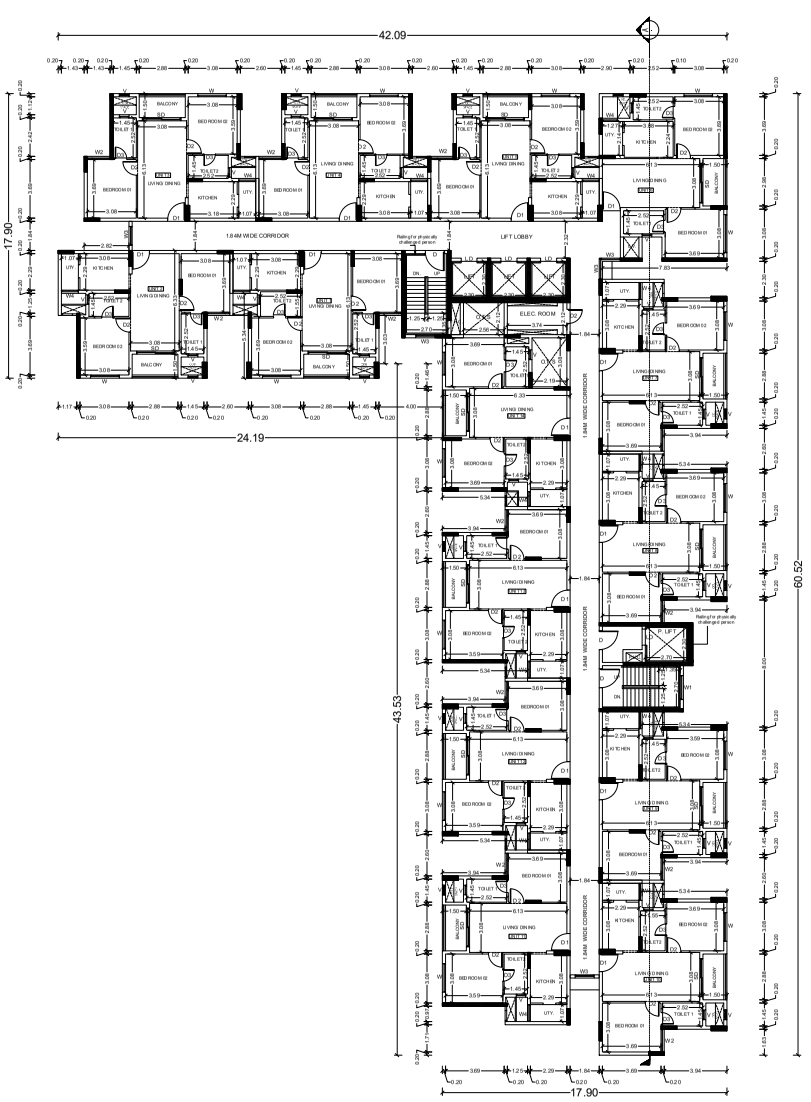
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DIGITALLY VERIFIED RECORD



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(2nd to 13th FLOOR)

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING BLOCK (STILT + 13 FLOORS) COMPRISED IN SURVEY NUMBERS: 53/1A1, 59/1E, 59/2B4, 59/2C, 59/3E, 59/6A, 60/2E1 & 64/1C VADAKKUPATTU - A VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

COLOUR CODE :

PROPOSED

North

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
SD	SLIDING DOOR	2.40	2.10
D	DOOR	1.20	2.10
D1	DOOR 1	1.10	2.10
D2	DOOR 2	0.90	2.10
D3	DOOR 3	0.75	2.10
W	WINDOW	1.80	1.20
W1	WIDOW 1	1.50	1.20
W2	WINDOW 2	1.43	1.20
W3	WINDOW 3	1.20	1.20
W4	WINDOW 4	0.95	1.20
V	VENTILATOR	0.60	0.90
V1	VENTILATOR	0.25	0.90
LD	LIFT DOOR	1.00	2.10

STRUCTURAL ENGINEER:

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OWNER :

For EVITA CONSTRUCTIONS PVT. LTD.

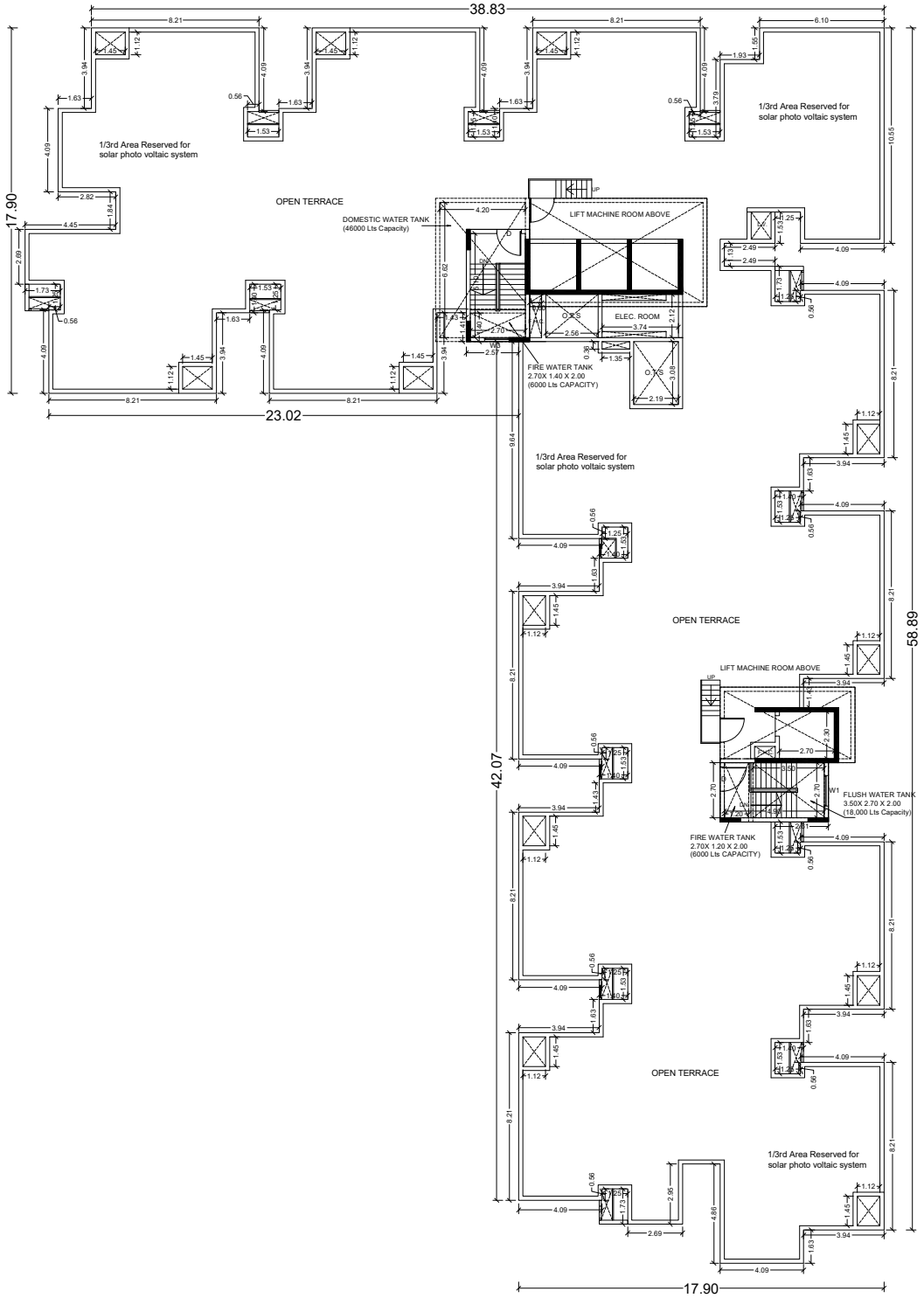
Director / Authorised Signatory

DRAWING TITLE:

FIRST FLOOR & TYPICAL FLOOR PLANS

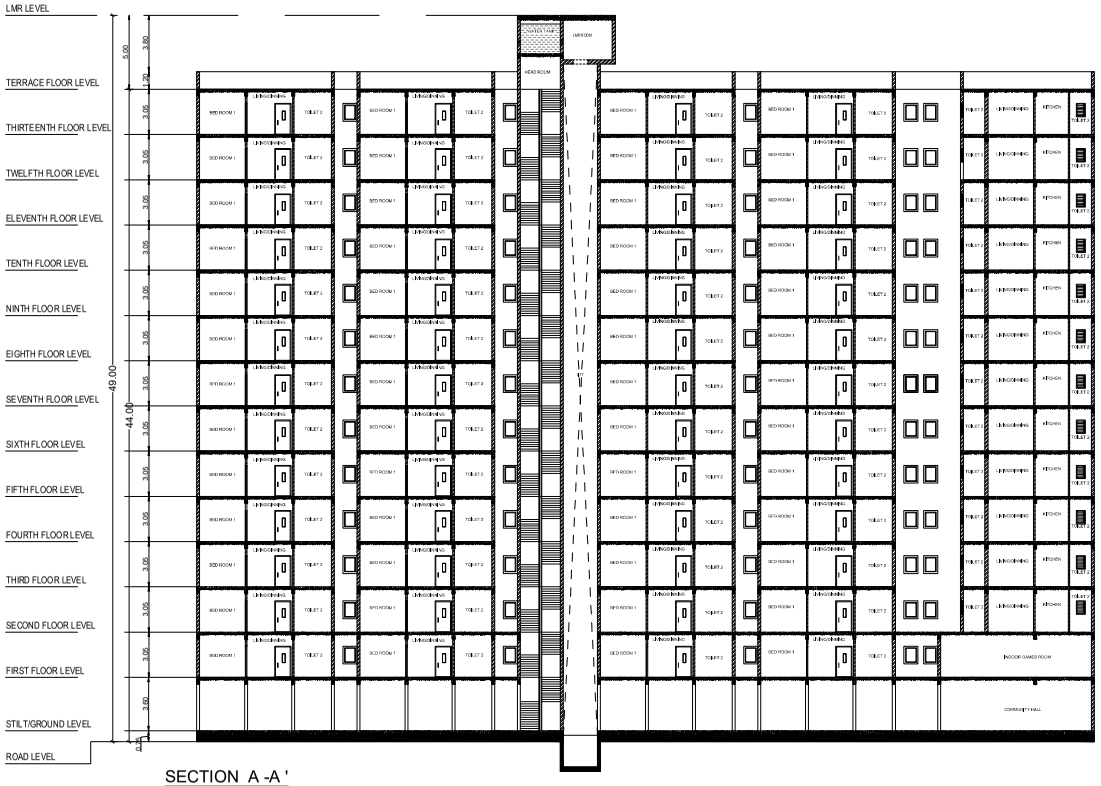
SCALE - 1:150

SHEET NO - 2/4



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING BLOCK (STILT + 13 FLOORS) COMPRISED IN SURVEY NUMBERS : 53/1A1, 59/1E, 59/2B4, 59/2C, 59/3E, 59/6A, 60/2E1 & 64/1C VADAKKUPATTU - A VILLAGE, KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.	North W E S	COLOUR CODE: PROPOSED DRAWING TITLE: TERRACE FLOOR PLAN	STRUCTURAL ENGINEER: P. JEGATHEESAN, M.E., (Struct.) REGISTERED STRUCTURAL ENGINEER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY REGISTRATION No. REGR/STR/13/03027 NEW No.31 (OLD No.14), BESANT AVENUE, ADYAR, CHENNAI - 600 020. E-Mail : jegatheesan@burnsengineers.in Mobile : +91 9952545031	ARCHITECT : VIJAY RAMAMURTHY, B.Arch., COA/REGN./No. CA / 2004 / 13827 CORPORATION REGN. No. RA00330/2022 93, LAKSHMI SOWMYA, NEW No. 36, 3RD STREET, ASHTRAMAPURAM, CHENNAI - 600 018. PHONE : 9952002199	OWNER : For EVITA CONSTRUCTIONS PVT. LTD. Director / Authorised Signatory SCALE - 1:150 | SHEET NO - 3/4



SECTION A -A '



ELEVATION

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING BLOCK (STILT + 13 FLOORS)
COMPRISED IN SURVEY NUMBERS : 53/1A1, 59/1E, 59/2B4, 59/2C, 59/3E, 59/6A, 60/2E1 & 64/1C
VADAKKUPATTU - A VILLAGE,
KUNDRATHUR TALUK,
KANCHEEPURAM DISTRICT.

North
W E
S

COLOUR CODE:

PROPOSED

DRAWING TITLE:

ELEVATION & SECTION

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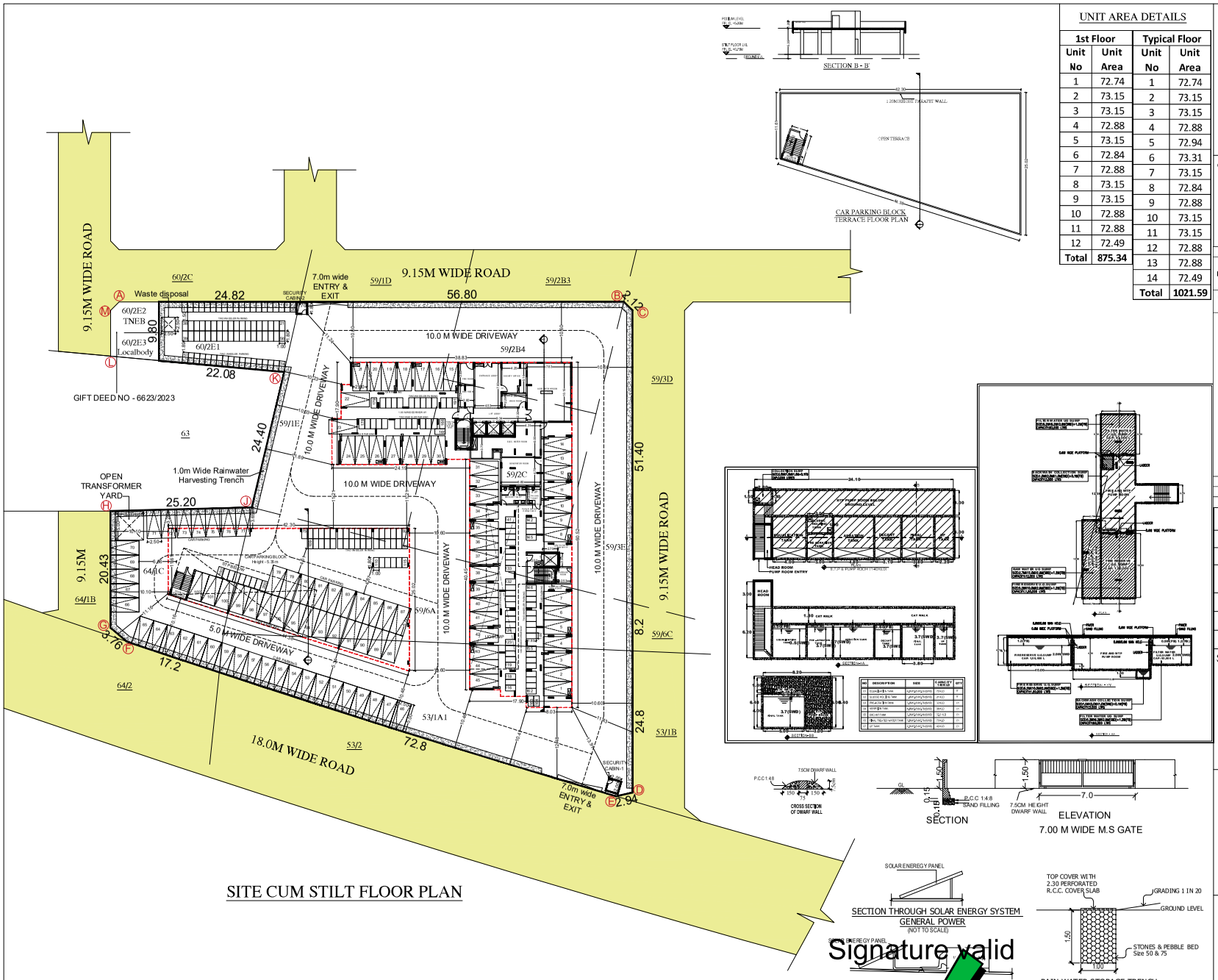
OWNER :

For EVITA CONSTRUCTIONS PVT. LTD.

Director / Authorised Signatory

SCALE - 1:150

SHEET NO - 4/4



SITE CUM STILT FLOOR PLAN

UNIT AREA DETAILS

1st Floor		Typical Floor	
Unit No	Unit Area	Unit No	Unit Area
1	72.74	1	72.74
2	73.15	2	73.15
3	73.15	3	73.15
4	72.88	4	72.88
5	73.15	5	72.94
6	72.84	6	73.31
7	72.88	7	73.15
8	73.15	8	72.84
9	73.15	9	72.88
10	72.88	10	73.15
11	72.88	11	73.15
12	72.49	12	72.88
		13	72.88
		14	72.49
Total	875.34	Total	1021.59

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING BLOCK (STILT + 13 FLOORS) COMPRISED IN SURVEY NUMBERS : 53/1A1, 59/1E, 59/2B4, 59/2C, 59/3E, 59/6A, 60/2E1 & 64/1C VADAKKUPATTU - A VILLAGE , KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

COLOUR CODE :

PROPOSED

BOUNDARY

ROAD

North

AREA STATEMENT (Sq.mt)

Block Name	Floors	FSI Area	NON-FSI AREA	Built Up Area	No of Units / Usage
Car Parking Block	Ground Floor		774.90	774.90	Parking
Block - 1	Stilt Floor	370.28	1094.76	1465.04	Parking
	1st Floor	1242.47		1247.47	12
	2nd Floor	1245.85		1245.85	14
	3rd Floor	1245.85		1245.85	14
	4th Floor	1245.85		1245.85	14
	5th Floor	1245.85		1245.85	14
	6th Floor	1245.85		1245.85	14
	7th Floor	1245.85		1245.85	14
	8th Floor	1245.85		1245.85	14
	9th Floor	1245.85		1245.85	14
	10th Floor	1245.85		1245.85	14
	11th Floor	1245.85		1245.85	14
	12th Floor	1245.85		1245.85	14
	13th Floor	1245.85		1245.85	14
	Terrace Floor		132.95	102.95	
	Total Area	**16562.95**	**1972.61**	**18540.56**	**180**
PumpRoom		90.12		90.12	
Security Room			10.38	10.38	
Grand Total		**16658.07**	**1982.99**	**18641.06**	**180**

SITE EXTENT (AS PER PATTA)	5725.88 Sq.m
FSI ACHIEVED (16658.07/5725.88)	2.90
PLOT COVERAGE (2239.94/5725.88 X 100)	39.11%

PARKING STATEMENT

Car Parking		Two wheeler Parking	
Required	Provided	Required	Provided
-	102	180	200

STRUCTURAL ENGINEER:

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PHONE : 9810202199

OWNER :

For EVITA CONSTRUCTIONS PVT. LTD.
Director / Authorised Signatory

SCALE - 1:300

SHEET NO - 1/4

Signature valid
Signed by: Vijayakumar Panchanathan
President
Location: Kancheepuram
Date: 2025.05.19 15:[illegible]:36

Signature valid Signature valid

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.